# DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



A. ADMINISTRATIVE REPORT & DECISION		
DECISION:	☐ APPROVED ☐ APPROVED SUBJECT TO CONDITIONS ☐ DENIED	
MODIFICATION DECISION:		
REPORT DATE:	August 24, 2016	
Project Name:	Finley Short Plat	
Owner/Applicant:	2525 Aberdeen, LLC, 13110 NE 177 <sup>th</sup> PI #202, Woodinville, WA 98072	
Contact:	Chad Allen, Encompass Engineering & Surveying, Inc., 165 NE Juniper St., Ste. 201 Issaquah, WA 98027	
File Number:	LUA16-000330, SHPL-A, MOD	
Project Manager:	Clark H. Close, Senior Planner	
Project Summary:	The applicant is requesting approval of a 4-lot short plat. The site is 26,311 square feet (0.60 acres) and is located at 2525 Aberdeen Ave NE and would be for the future development of three new single family homes. The property is in the Residential-8 (R-8) zoning district. The proposed residential lots range in size from 4,739 SF to 6,329 SF in area with an average lot size of 5,567 SF. The residential density is 7.8 dwelling units per net acre. Access to the lots would be from Aberdeen Ave NE via a 21-foot wide shared access tract. The native soils consist primarily of medium dense poorly graded sand with gravel underlain by recessional outwash deposits (Qvr). The existing single family home located on the property would be retained. The applicant has proposed to retain 30% of the significant trees onsite.	
Project Location:	2525 Aberdeen Ave NE, Renton, WA 98056 (APN 334390-2000)	
Site Area:	26,311 square feet (0.60 acres)	



**Project Location Map** 

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#### **B. EXHIBITS:**

Exhibit 1: Staff Report

Exhibit 2: Short Plat Plan (Sheets 1 & 2)

Exhibit 3: Neighborhood Detail Map
Exhibit 4: Existing Condition Plan (C1.0)

Exhibit 4. Existing Condition 1 lan (C1.0)

Exhibit 5: Preliminary TESC & Demolition Plan (C2.0)

Exhibit 6: Preliminary Grading Plan (C3.0)

Exhibit 7: Conceptual Drainage Control & Generalized Utility Plan (C4.0)

Exhibit 8: Preliminary Tree Replacement Plan (LA-1)

Exhibit 9: Preliminary Landscape Plan (LA2 – LA-3)

Exhibit 10: Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated March 7, 2016)

Exhibit 11: Preliminary Technical Information Report prepared by Encompass Engineering & Surveying,

Inc. (dated March 11, 2016, revised date August 8, 2016)

Exhibit 12: Arborist Report prepared by American Forest Management (AFM) (dated January 27, 2016)

Exhibit 13: Construction Mitigation Description

Exhibit 14: Modification Request (dated June 17, 2016)

Exhibit 15: Finley Lot Line Adjustment – LUA16-000331 (Sheets 1 and 2)

Exhibit 16: Building Height Code Interpretation (CI-73 - REVISED)

Exhibit 17: Advisory Notes to Applicant

#### C. GENERAL INFORMATION:

**1. Owner(s) of Record:** 2525 Aberdeen, LLC, 13110 NE 177<sup>th</sup> PI #202,

Woodinville, WA 98072

**2. Zoning Classification:** Residential-8 (R-8)

3. Comprehensive Plan Land Use Designation: Residential Medium Density (RMD)

4. Existing Site Use: Single Family Residence and Vacant Land

5. Critical Areas: Moderate Landslide Hazard, Regulated Slopes and

Wellhead Protection Area Zone 2

6. Neighborhood Characteristics:

a. North: Single Family Residential, R-8

**b.** West: Single Family Residential, R-8

c. South: Single Family Residential, R-8

**d. East:** Single Family Residential, Parking lot, R-8

**6. Site Area:** *0.60 acres* 

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#### D. HISTORICAL/BACKGROUND:

<u>Action</u>	Land Use File No.	Ordinance No.	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Zirk Annexation	A-06-001	1818	03/17/1960
Finley Lot Line Adjustment (Rec. No. 2016070790006)	LUA16-000331	N/A	07/07/2016

#### E. PUBLIC SERVICES:

#### 1. Existing Utilities

- a. Water: Water service is provided by the City of Renton.
- b. <u>Sewer</u>: Wastewater service is provided by the City of Renton.
- c. <u>Surface/Storm Water</u>: The existing properties do not contain stormwater facilities. There are stormwater mains located in Aberdeen Ave NE.
- **2. Streets:** The subject property fronts Aberdeen Ave NE along the east property lines. Aberdeen Ave NE is classified as a Collector Arterial Road.
- **3. Fire Protection:** Renton Fire Authority.

#### F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

#### 1. Chapter 2 Land Use Districts

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-060: Zoning Use Table Uses Allowed in Zoning Designations
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standards

#### 2. Chapter 4 City-Wide Property Development Standards

#### 3. Chapter 6 Streets and Utility Standards

a. Section 4-6-060: Street Standards

#### 4. Chapter 7 Subdivision Regulations

a. Section 4-7-070: Detailed Procedures for Short Subdivision

#### 5. Chapter 9 Permits-Specific

a. Section 4-9-250: Variances, Waivers, Modifications, and Alternates

#### 6. Chapter 11 Definitions

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#### G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

#### H. FINDINGS OF FACT (FOF):

- 1. The Planning Division of the City of Renton accepted the above master application for review on April 29, 2016 and determined the application complete on May 2, 2016. The project was placed on hold on June 30, 2016 and taken off hold on July 19, 2016. The project was placed back on hold on August 11, 2016 and taken back off hold on August 15, 2016. The project complies with the 120-day review period.
- 2. The project site is located at 2525 Aberdeen Ave NE, Renton, WA 98056 (APN 334390-2000), between NE 25th Pl and NE 26th Pl (*Exhibit 3*).
- 3. The project site contains a 1,930 square foot single family home built in 1962 along the frontage of Aberdeen Ave NE. The balance of the project site includes sheds, outbuildings, small non-retaining walls, concrete slab wall and some rockeries (*Exhibit 4*).
- 4. Access to the site would be provided from Aberdeen Ave NE. No right-of-way dedication would be dedicated along Aberdeen Ave NE (*Exhibits 2, 14, and 15*).
- 5. The property is located within the Residential Medium Density (RMD) Comprehensive Plan land use designation.
- 6. The site is located within the Residential-8 (R-8) zoning classification.
- 7. There are approximately 36 significant trees located within the proposed development area and 12 trees are proposed to be retained as part of the short plat (*Exhibits 8, 9, and 12*).
- 8. There are moderate landslide hazard, regulated slopes and wellhead protection area zone 2 on the subject property.
- 9. The project is estimated to require about 400 cubic yards of cut and fill (Exhibit 6).
- 10. No public or agency comments were received.
- 11. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (*Exhibit 17*).
- 12. Comprehensive Plan Compliance: The site is designated Residential Medium Density (RMD) on the City's Comprehensive Plan Map. The purpose of the RMD designation is to allow a variety of single-family and multi-family development types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
<b>√</b>	<b>Policy L-3:</b> Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
<b>~</b>	<ul> <li>Goal L-I: Utilize multiple strategies to accommodate residential growth, including:</li> <li>Development of new single-family neighborhoods on large tracts of land outside the City Center,</li> </ul>

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	Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
~	<b>Goal L-BB:</b> Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
~	<b>Goal L-FF:</b> Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
~	<b>Policy L-49:</b> Address privacy and quality of life for existing residents by considering scale and context in infill project design.

13. **Zoning Development Standard Compliance:** The site is classified Residential-8 (R-8) on the City's Zoning Map. Development in the R-8 Zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. It is intended to accommodate uses that are compatible with and support a high-quality residential environment and add to a sense of community. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-8 Zone Develop Sta	andards and Analysis		
	maximum of 8.0 dw	elling units per net	acre. Net density is	ninimum of 4.0 to a calculated after the t-of-way, and private
<b>✓</b>	·			6,311 sf gross density
	1		• .	(4 lots / 0.51 acres = quirements of the R-8
9	Lot Dimensions: The minimum lot size permitted in the R-8 zone is 5,000 sq. ft. A minimum lot width of 50 feet is required (60 feet for corner lots) and a minimum lot depth of 80 feet is required. For short plats of parcels smaller than one acre, one parcel may be allowed to be smaller than the required minimum lot size if all other parcels meet the required minimum lot size standard of the zone. One lot, within the R-8 zone may be reduced to four thousand five hundred (4,500) square feet.  The following table identifies the proposed dimensions for Lots 1-4.			
	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)
/	Lot 1	6,329	59.96	105.96
<b>'</b>	Lot 2	5,251	62.77	83.21
	Lot 3	4,739	57.23	82.40
	Lot 4	5,947	72.62	81.37
	Tract A	4,045	N/A	N/A
	and depth requireme utility tract located	nts of the R-8 zone (I along the north pro	Exhibit 2). Tract A is operty line that meas	nimum lot size, width, a joint use access and sure 21 feet wide by erty at Aberdeen Ave
<b>V</b>	1			as follows: front yard ey, then 15 feet, side

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yard is 5 feet, side yard along the street 15 feet, and the rear yard is 20 feet.

<u>Staff Comment</u>: The existing single family home on Lot 4 would continue to face the public street and would retain direct access to Aberdeen Ave NE. The existing home meets or exceeds the setbacks of the R-8 zone (Exhibit 2). The remainder of the lots (Lots 1-3), are oriented so that the front yards would face to the north or towards the shared driveway tract (Tract A).

The proposed lots appear to contain adequate area to accommodate all the required setback areas and provide a sufficient sized building pad. Compliance with building setback requirements for the residences proposed to be constructed on Lots 1-3 would be verified at the time of building permit review.

# Compliance not yet demonstrated

**Building Standards:** The R-8 zone has a maximum building coverage of 50%, a maximum impervious surface coverage of 65%, and a maximum building height of two (2) stories with a wall plate height of 24 feet.

<u>Staff Comment</u>: The existing single family home has a building footprint of approximately 1,290 square feet and building coverage of 22 percent (1,290 sf / 5,947 sf = 22%). Lot 4 also contains a 700 square foot rear patio and a 625 driveway and sidewalk at the front of the house. The impervious area for Lot 4 is approximately 44 percent (1,290 sf + 700 sf + 625 sf = 44%). The existing two-story single family structure complies with the building standards of the R-8 zone. Building height (as described by Exhibit 16), building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.

Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot

landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one (1) street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two (2) trees are to be located in the front yard prior to final inspection for the new Single Family Residence.

# Compliant if conditions of approval are met

Staff Comment: A Conceptual Landscape Plan, prepared by Lane & Associates (dated March 28, 2016; Exhibit 9), was submitted with the short plat application materials. A 10-foot onsite landscape strip is proposed along the street frontages of Aberdeen Ave NE. A Plant Schedule was included on the Landscape Plan, the following trees and plants are proposed within the onsite landscape strip and right-of-way planter strip: katsua, Mediterranean pink heath, purple rock rose, sword fern, strawberry tree, crimson pygmy barberry, mugo pine and kinnikinnick. Staff recommends, as a condition of approval, that the applicant submit a final detailed landscape plan that complies with RMC 4-8-120D.12 at the time of utility construction permit application to the current planning project manager for review and approval.

Staff recommends, as a condition of approval, that the applicant plant landscape screening along the north property line of Tract A. The additional landscape area shall be located between the north property line and the poured concrete curb at the

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edge of the pavement within the shared driveway. This landscaping requirement should not impact the short plats ability to maintain compliance with Renton municipal codes.

Staff also recommends, as a condition of approval, that the applicant execute a shared maintenance agreement prior to recording of the 4-lot short plat for equal ownership and maintenance responsibilities for improvements in Tract A. A draft version of a shared maintenance agreement shall be submitted for review and approval by the current planning project manager prior to short plat recording.

If the applicant creates a home owners association for ownership and maintenance responsibilities for improvements in Tract A, then HOA documents shall be submitted for review and approval by the current planning project manager and the City Attorney prior to short plat recording.

**Tree Retention:** The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.

Significant trees shall be retained in the following priority order:

Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.

Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and other significant non-native trees.

Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.

Compliant if condition of approval is met

A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F.1, Street Frontage Landscaping Required, or a combination.

<u>Staff Comment:</u> An Arborist Report (Exhibit 12), Conceptual Tree Replacement Plan (Exhibit 8) were submitted with the project application materials. According to the Arborist Report, a total of 54 significant trees are located on the project site. Of the existing 54 trees, 18 of the trees were deemed dangerous, unhealthy or were located within the proposed public street right-of-ways. Of the 36 healthy significant trees, 30% or 11 trees are required to be retained. As a result, the applicant is proposing to retain 12 trees, thereby, meeting the minimum tree retention requirement of the R-8 zone.

A detailed landscape plan that complies with RMC 4-8-120D.12 shall be submitted at the time of utility construction permit application to the current planning project manager for review and approval. The detailed landscape plan shall demonstrate compliance with the thirty percent (30%) tree retention requirement, the minimum onsite tree density requirement and right-of-way landscaping requirement within the street frontage areas. The onsite trees shall be installed prior to final occupancy for the new homes.

In addition, to complying with the minimum tree density requirements, the applicant is required to retain or plant two (2) significant trees, or gross equivalent caliper

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	inches, per 5,000 square feet of lot area. Based on the lot areas proposed, the applicant would be required to plant one (1) additional tree on Lot 2 in order to meet minimum tree density requirements. Staff recommends, as a condition of approval, that the detailed landscape plan shall demonstrate compliance with minimum tree density and tree retention requirements of the zone. Onsite landscaping shall be installed prior to final occupancy for the individual homes, landscaping within the right-of-way shall be installed prior to short plat recording.
	<b>Parking:</b> Parking regulations require that a minimum of two (2) parking spaces be provided for each detached dwelling.
Compliance not yet demonstrated	Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.
	<u>Staff Comment</u> : The shared driveway exceeding eight percent (8%); therefore, the applicant is providing slotted drains at the midpoint and lower end of the driveway (Exhibit 6). Parking requirements and driveway grades for each of the new residences proposed would be verified at the time of building permit review. Driveway cuts locations and driveway width would also be verified at the time of construction permit application.
Compliant if condition of approval is met	<b>Fences and Retaining Walls:</b> In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.
	There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.
	Staff Comment: No new fences are proposed. Several new retaining/rockery walls are proposed throughout the proposed development. Rockery walls exceed the maximum 48" in the front yard setback and grading shall be in accordance with RMC 4-4-060. Therefore, staff recommends that a final detailed grading plan shall be submitted to, and approved by, the current planning project manager that complies with the retaining wall standards prior to construction permit issuance.

14. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

# Lot Configuration: One of the following is required: 1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or 2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or 3. A front yard setback variation of at least five feet (5') minimum for at least

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	every four (4) abutting street fronting lots.
	<u>Staff Comment</u> : The lot sizes are as high as 6,329 square feet and as low as 4,739 square feet with differences of more than 400 gross square feet size within the R-8 zone. As proposed, the short plat would comply with lot configuration requirement #2.
	Garages: One of the following is required; the garage is:
	<ol> <li>Recessed from the front of the house and/or front porch at least eight feet (8'), or</li> </ol>
	<ol> <li>Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or</li> </ol>
	3. Alley accessed, or
Compliance not yet	<ol> <li>Located so that the entry does not face a public and/or private street or an access easement, or</li> </ol>
demonstrated	5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or
	6. Detached.
	The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').
	<u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.
	Primary Entry: One of the following is required:
	<ol> <li>Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or</li> </ol>
Compliance not yet	<ol> <li>Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade.</li> </ol>
demonstrated	Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.
	Staff Comment: Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.
	Façade Modulation: One of the following is required:
Compliance	<ol> <li>An offset of at least one story that is at least ten feet (10') wide and two feet</li> <li>(2') in depth on façades visible from the street, or</li> </ol>
not yet demonstrated	<ol> <li>At least two feet (2') offset of second story from first story on one street facing façade.</li> </ol>
	Staff Comment: Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.
Compliance not yet	Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all façades facing street frontage or public spaces.
demonstrated	Staff Comment: Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family

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	structure.	
N/A	Scale, Bulk, and Character: N/A	
Compliance not yet demonstrated	<ol> <li>Roofs: One of the following is required for all development:         <ol> <li>Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or</li> <li>Shed roof.</li> </ol> </li> <li>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.     </li> <li>Staff Comment: Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.</li> </ol>	
Compliance not yet demonstrated	<ol> <li>Eaves: Both of the following are required:         <ol> <li>Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and</li> <li>Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials.</li> </ol> </li> <li><u>Staff Comment</u>: Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.</li> </ol>	
Compliance not yet demonstrated	<ul> <li>Architectural Detailing: If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</li> <li>Additionally, one of the following is required: <ol> <li>Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or</li> <li>A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors.</li> </ol> </li> <li>Staff Comment: Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.</li> </ul>	
Compliance not yet demonstrated	<ul> <li>Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</li> <li>Additionally, one of the following is required: <ol> <li>A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or</li> <li>A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24").</li> </ol> </li> <li>Staff Comment: Compliance for this standard would be verified at the time of</li> </ul>	

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building permit review. No changes are proposed to the existing single family structure.

- 15. **Critical Areas:** Project sites, which contain critical areas, are required to comply with the Critical Areas Regulations (RMC 4-3-050). Based on City of Renton Critical Areas Maps, the site is located within the wellhead protection area zone (Zone 2). All proposals for new facilities within any zone of an aquifer protection area must be reviewed for compliance with this RMC 4-3-050 prior to issuance of any development permits for uses in which hazardous materials are stored, handled, treated, used or produced or which increase the quantity of hazardous materials stored, handled, treated, used, or produced. All fill material regarding quality of fill and fill material source statement requirements, within aquifer protection areas, are required per RMC 4-3-050H.8. A Geotechnical Engineering Study (*Exhibit 10*) was prepared by Earth Solutions NW, LLC and submitted with the short plat application. According to the submitted report, no critical areas were identified on the project site.
- 16. **Compliance with Subdivision Regulations:** RMC 4-7 provides review criteria for subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
Compliance	Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.  The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').  Staff Comment: Along the north property line, the applicant is proposing a 21 ft by 192.64 ft (4,045 sf) rectangular tract with a 16-foot wide paved shared driveway to served Lots 1-3 from Aberdeen Ave NE. The existing single family home on Lot 4 would retain its direct access to Aberdeen Ave NE via the existing driveway cut near the southeast corner of the lot (Exhibit 5). Should the existing single family home on Lot 4 redevelop, following a demolition permit and a new single family building permit, access to Lot 4 would be required from Tract A and the existing driveway cut near the southeast corner of the Lot 4 would be removed and replaced with typical frontage improvements. Therefore, staff recommends, as a condition of approval, that should a new residence be constructed on Lot 4, vehicular access shall be relocated from the southeast corner of the lot (from Aberdeen Ave NE) to the shared driveway (Tract A). A note to this effect shall be placed on the face of the short plat prior to recording.  The project includes 102.37 feet of frontage along Aberdeen Ave NE. The applicant is requesting a modification from RMC 4-6-060 and a variance from the fire code to allow a 16-foot wide fully paved fire apparatus access roadway and no turnaround for dead end roads that exceed 150 feet (Exhibit 17).
	The project would complete half-street frontage improvements along Aberdeen Ave NE which includes, but is not limited to, a pavement width of 32 feet (16 feet from centerline), 8 foot planting strip, 5 foot sidewalk, 1 foot clearance at back of walk and 0.5 foot curb (see FOF 17). No right-of-way dedication would be required along Aberdeen Ave NE in order to complete this street standard. See FOF 17 Street Modification for more information.
	Driveways shall be designed in accordance with City standard plans 104.3 (RMC 4-4-080). A construction permit for frontage improvements would be required.
N/A	Blocks: Blocks shall be deep enough to allow two tiers of lots.

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## Staff Comment: No blocks are proposed. Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-8 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width. Staff Comment: As discussed above under FOF 13 all lots meet the minimum lot Compliant dimensional requirements in the R-8 zone. The proposed lots are rectangular in shape. if condition The orientations of Lots 1-3 have their front yards facing their respective public street or of approval to the north. Access to the existing single family home would retain orientation and is met access to Aberdeen Ave NE via the existing paved driveway located at the southeast corner of Lot 4. Staff is recommending that if a new residence is constructed on Lot 4, that vehicular access is relocated from the southeast corner of the lot (from Aberdeen Ave NE) to the shared driveway (Tract A). The building design of the new residences would be reviewed and approved at the time of building permit application. Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards. Staff Comment: The proposed project fronts both Aberdeen Ave NE (a Collector Arterial Road) and Tract A (shared driveway). To meet the City's complete street standards for collector arterial streets, the minimum right-of-way (ROW) width requirement is 83 feet. Therefore, dedication of 11.5 feet of ROW would be required to meet the collector arterial street standards. The City's transportation group has determined that they would support a lesser standard to match the established standard street section for Aberdeen Ave NE. The City established standard street section for Aberdeen Ave NE, which shall be installed by the developer as part of the proposed development, would allow a pavement width of 32 feet (16 feet from centerline), 8 foot planting strip, 5 foot sidewalk, 1 foot clearance at back of walk and 0.5 foot curb. Pursuant to RMC 4-9-250D the applicant is requesting to provide a 32-foot pavement section (one 10-foot thru lane in each direction and 6-foot parking lane each direction) centered on the ROW centerline, 0.5 curb, 8-foot planting strip, 5-foot sidewalk and 0.5-foot between the back of sidewalk and the ROW line for a total of 60 feet of ROW. The requested proposal **Compliant** reduces the 8-foot parking on either side by 2-feet and eliminates the 5-foot bike lane. if condition No additional ROW dedication would be required. of approval is met The applicant's modification request from RMC 4-6-060F.2 (dated June 17, 2016; Exhibit 14) matches the lesser standard necessary to match the established standard street section for Aberdeen Ave NE. This recommendation results in a total ROW width of 60 feet, requiring no ROW dedication. See the formal response to the modification request for more information (FOF 17 Street Modification Analysis). Alley access is the preferred street pattern for all new residential development except in the Residential Low Density land use designation (RC, R-1, and R-4 zones). The City uses the following factors to determine whether the use of alleys is not practical, including size: a) Size: The new development is a short plat; b) Topography: The topography of the site proposed for development is not conducive for an alley configuration; c) Environmental Impacts: The use of alleys would have more of a negative impact on the environment than a street pattern without alleys; d) If site characteristics allow for the effective use of alleys (RMC 4-7-150E.5). The short plat has public street frontage on Aberdeen Ave NE and the use of alleys would not be characteristic of the neighborhood or practical. The proposed short plat is the last lot to develop on the west side of

Aberdeen Ave NE between NE 25th Pl and NE 26th Pl. The topography of the site requires an 11% slope along the majority of the proposed 16-foot wide shared driveway

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7	and the existing street grid would not support alley access beyond the proposed construction of the access drive (Exhibit 6).
	Payment of the transportation impact fee is applicable on the construction of the single family houses at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per new single family house. The project proposes the addition of (3) new single family residences (3 new single family homes, 1 existing home to be retained). Traffic impact fees would be owed at the time of building permit issuance. Based on the City's current fee schedule, estimated traffic impact fees for the proposed development would be \$8,853.51. The transportation impact fee that is current at the time of building permit application would be levied.
~	Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.  Staff Comment: The proposed short plat is surrounded by existing detached single family residences to the north, west and south of the site. In addition, R-8 zoning is also located across Aberdeen Ave NE. The proposal would be in harmony with the existing uses. The proposed lots are similar in size and shape to the existing surrounding development pattern in the area and would be consistent with the Comprehensive Plan and Zoning Code, which encourages residential infill development.

17. **Street Modification Analysis:** Pursuant to RMC 4-9-250D the applicant is requesting to provide a 32-foot pavement section (one 10-foot thru lane in each direction and 6-foot parking lane each direction) centered on the right-of-way (ROW) centerline, 0.5 curb, 8-foot planting strip, 5-foot sidewalk and 0.5-foot between the back of sidewalk and the ROW line for a total of 60 feet of ROW. The requested proposal reduces the 8-foot parking on either side by 2-feet and eliminates the 5-foot bike lane. No additional ROW dedication would be required.

Aberdeen Ave NE is a Collector Arterial Street with an existing ROW width of 60 feet (as per assessor map). The existing travel way width is 21 feet with an approximate 5-foot wide asphalt shoulder on either side. This street classification requires a minimum ROW width of 83 feet. To meet the City's complete street standards, half-street improvements include 15-foot lane width measured from the ROW centerline, 8-foot parking lane, 0.5-foot curb/gutter, 8-foot planter strip and 8-foot sidewalk is required to be constructed in the ROW fronting the property per City Code 4-6-060. The existing homes along Aberdeen Ave NE are only 20 feet or so away from the existing right-of-way. An increase in right of way of 11.5 feet on each side of the roadway would encroach into the required front yard building setback per the current development standards for residential zoning.

The proposal is compliant with the following modification criteria, pursuant to RMC 4-9-250D, if all conditions of approval are met. Therefore, staff is recommending <u>approval</u> of the requested modification, subject to conditions as noted below:

Compliance	Street Modification Criteria and Analysis	
	a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.	
<b>/</b>	<u>Staff Comment</u> : The Community Design Element has applicable policies listed under a separate section labeled Streets, Sidewalks and Streetscapes. These policies address walkable neighborhoods, safety and shared uses. Two specific policies support the decision to modify the street standards to modify Aberdeen Ave NE from a Collector Arterial street standard to a Modified Collector Arterial standard. These policies are	

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	Policy CD-102 and Policy CD-103 which state that the goal is to promote new development with "walkable places," "support grid and flexible grid street and pathway patterns," and "are visually attractive, safe, and healthy environments." The requested street modifications are consistent with these policy guidelines.
	b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.
~	Staff Comment: The City's Public Works Transportation section and Community and Economic Development section reviewed Aberdeen Ave NE and the surrounding area and have determined that a modified collector street section is more suitable for this location of Aberdeen Ave. This determination was based on the fact that the roadway is directly adjacent to single family residences and there is insufficient space between the existing right-of-way and the existing homes to expand the roadway section to meet the full Collector Road street standards. In addition, the reduction in the pavement width promotes slower vehicle travel through the residential area.
	c. Will not be injurious to other property(ies) in the vicinity.
_	<u>Staff Comment</u> : The modified collector street standards would meet the requirements for safe vehicular and pedestrian use within the existing right-of-way.
	d. Conforms to the intent and purpose of the Code.
<b>✓</b>	<u>Staff Comment</u> : This modification provides a safe pedestrian route in and around the existing neighborhood.
	e. Can be shown to be justified and required for the use and situation intended; and
<b>✓</b>	<u>Staff Comment:</u> The revised street standards provide a safe design for vehicles and pedestrians by promoting slower vehicular travel through the residential area.
:	f. Will not create adverse impacts to other property(ies) in the vicinity.
<b>/</b>	<u>Staff Comment</u> : There are no identified adverse impacts from this modification to modify Aberdeen Ave NE from a Collector Arterial street standard to a modified Collector Arterial street standard.

## 18. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
<b>V</b>	<b>Police and Fire:</b> Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. The Renton Fire Authority granted a variance from the fire code to allow a 16-foot wide fully paved fire apparatus access roadway and no turnaround for dead end roads that exceed 150 feet with the condition that all three (3) new homes are equipped with approved residential fire sprinkler systems ( <i>Exhibit 17</i> ). Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.
<b>V</b>	<b>Schools:</b> It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Kennydale Elementary School (0.32 miles from the subject site and within walk distance of school; no school bus transportation provided), McKnight Middle School (0.90 miles from the subject site and within walk distance of school; no school bus transportation provided), and Hazen High School (3.0 miles from the subject site; school bus transportation

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provided).

RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provision made for safe walking conditions for students who walk to and from school. While the elementary and middle schools are designated to be located within a close enough proximity of the subject site, future students to the high school would be transported to school via bus. According to the online Renton School District bus routes WebQuery, the bus stop is located at the intersection of NE 27th St and Aberdeen Ave NE. A 5-foot wide sidewalk exists along both sides of NE 27th St and a wide paved road shoulder or a 5-foot wide sidewalk is located on the west side of Aberdeen Ave NE to the designated bus stop or along the route to the elementary school. Wide shoulders and a patchwork of 5-foot wide sidewalks are located between the site and McKnight Middle School at 1200 Edmonds Ave NE. The safest route to the middle school is north on Aberdeen Ave NE to NE 27th St, east on NE 27th St to Edmonds Ave NE, south on Edmonds Ave NE to McKnight Middle School. The identified routes provide a safe walking route from the proposed subdivision to the bus stop or the respective schools. As part of the proposed project, sidewalks improvements would be constructed along onsite roadways.

A School Impact Fee would be collected on behalf of the Renton School District for the new residence at the time of building permit issuance. The current Renton School District fee for new single family dwelling is \$5,643.00 per unit.

1

**Parks:** Although there would be no significant impacts to the City of Renton Park System anticipated from the proposed project, a Park Impact Fee is required of all new residential development. The current Park Impact Fee is \$1,887.94 per new residence and is payable at the time of building permit issuance.

**Storm Water:** An adequate drainage system shall be provided for the proper drainage of all surface water.

Staff Comment: A Preliminary Technical Information Report, dated March 11, 2016 (revised date August 8, 2016), was prepared and submitted with the short plat application by Encompass Engineering & Surveying, Inc. (Exhibit 11). No downstream flooding or erosion issues were identified in the drainage report. Based on the City of Renton's flow control map, this site falls within the Flow Control Duration Standard for Forested Site Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core requirements and five of the six special requirements have been discussed in the provided drainage report.

A Bond Quantity Worksheet would be required to be completed and submitted with the construction permit application (Core Requirement #7) and the applicant would be

Compliant if condition of approval is met

it relates to the aquifer protection areas, which is applicable to this site.

Runoff from the existing site includes one single family residence where no stormwater infrastructure currently exists on-site. Runoff from the site discharges through two different threshold discharge areas (TDAs). The primary TDA sheet flows northeast into a public catch basin in Aberdeen Ave NE and through a series of pipes and detention facilities until it outfalls into May Creek, and ultimately Lake Washington. The secondary TDA sheet flows from the site at the north and northwest property limits into NE 26th Pl and is then conveyed to a detention facility where it converges with the primary TDA and ultimately discharges into Lake Washington.

required to include a discussion of special requirement #6 in the final drainage report as

A geotechnical report, dated March 7, 2016, was completed by Earth Solutions NW, LLC for the site. The report discusses the soil and groundwater characteristics of the site and

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provides recommendations for project design and construction. Geotechnical recommendations presented in this report support the use of full infiltration for the site. The soil conditions of the site consisted of slightly gravelly to extremely gravelly course sand. In-situ infiltration testing was completed at two test pits, which returned an infiltration rate of 20 inches per hour for the lots and an infiltration rate of 1.5 inches per hour for the shared access driveway. The applicant has proposed the use of small infiltration basins on each lot to mitigate the added impervious surface created by this development. The design infiltration rate for the site shall be analyzed in accordance with Section 5.4.1 of the 2009 KCSWDM and the City Amendments to The Manual. As the proposal is utilizing full infiltration, the conveyance system to the public drainage system should be removed. As designed it is unclear how the surface water would enter the infiltration basins prior to discharging to the public system. See Section 5.4.1 for criteria to waive the overflow requirement for infiltration facilities. A , a final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual (as amended by the City of Renton) would be required to be submitted to and approved by the current plan reviewer prior to construction permit approval. A surface water development fee of \$1,485.00 per new single family residence would apply. The project proposes the addition of three (3) new residences. The estimated total fee is \$4,455.00. This is subject to final design and payable at construction permit issuance. Water: Water service is provided by the City of Renton. The proposed water main improvements, as shown on the composite utilities civil plan, provide the required 8inch extension to the fire hydrant at the proposed shared driveway and extension of the required 6-inch water main extension into the development, connecting to the existing 16-inch water main located in Aberdeen Ave NE (Exhibit 7). The project proposes a 1-inch water service line and meter to each lot, for a total of three (3) new domestic water service lines and meters. The development is subject to applicable water system development charges and meter installation fees based on the size of the water meters. The water system development charges for each 1-inch domestic water service is \$3,245.00 per meter or \$9,735.00 for (3) 1-inch meters. This fee is payable at construction permit issuance. A water service installation charge for each 1-inch water service would be charged at a rate of \$2,850.00 per meter. The total water service installation fee is \$8,550.00 for (3) 1-inch meters. This fee is payable at construction permit issuance. A drop-in meter fee is \$460.00 per meter. The total water drop-in meter fee would be \$1,380.00 for (3) 1-inch meters. This is payable at issuance of the building permit. Additional water system development charges and water meter charges would apply if a landscape irrigation meter is required. These charges and fees are based on the size of the meter. Sanitary Sewer: Wastewater service is provided by the City of Renton. There is an existing 8-inch sanitary sewer main in Aberdeen Ave NE. An 8-inch extension from the sanitary sewer main in Aberdeen Ave NE would be provided by the developer in order to provide sanitary sewer service to each of the 3 new single family residences. The development is subject to applicable wastewater system development charges based on the size of the new domestic water to serve the project. The SDC fee for a 1inch meter is \$2,242.00 per meter. The total fee would be \$6,726.00 for (3) 1-inch meters. These charges are payable at the time of construction permit issuance.

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The development is located in the East Kennydale and Aberdeen Ave NE Special Assessment Districts (SADs). The SAD fee for the East Kennydale SAD is \$666.88 for each additional lot. The total SAD fee for the East Kennydale SAD would be \$2,000.64 for (3) new lots. The SAD fee for the Aberdeen Ave NE SAD is \$8,660.03 per base lot. A portion of this fee has been paid by the existing property owner. The balance owing for the base lot is \$3,498.71. This fee does not apply to any of the additional lots. Therefore, the total SAD fees (East Kennydale SAD + Aberdeen Ave NE SAD) would be \$5,499.35 (\$2,000.64 + \$3,498.71 = \$5,499.35). These charges and fees are payable upon construction permit issuance.

#### I. CONCLUSIONS:

- 1. The subject site is located in the Residential Medium Density (RMD) Comprehensive Plan designation and complies with the goals and policies established with this designation of all conditions of approval are met, see FOF 5 and 12.
- 2. The subject site is located in the Residential-8 (R-8) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 6 and 13.
- 3. The proposed short plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 14.
- 4. There are no Critical Areas located on the project site, see FOF 15.
- 5. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 16.
- 6. The proposed short plat complies with the street standards as established by City Code or modified by this decision, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 16.
- 7. The proposal is compliant with the modification criteria for a street modification, pursuant to RMC 4-9-250D, if all conditions of approval are met, see FOF 17.
- 8. There are safe walking routes to the school bus stop, see FOF 18.
- 9. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 18.

#### J. DECISION:

The Finley Short Plat and Street Modification, File No. LUA16-000330, SHPL-A, MOD as depicted in Exhibit 2, is approved and is subject to the following conditions:

- 1. A detailed landscape plan that complies with RMC 4-8-120D.12 shall be submitted at the time of utility construction permit application to the current planning project manager for review and approval. The detailed landscape plan shall demonstrate compliance with the minimum tree density and tree retention requirements of the zone. Landscaping within the right-of-way and landscaping within the 10-foot wide landscape strip on Lot 4 shall be installed prior to short plat recording. Onsite landscaping for Lot 1-3 shall be installed prior to final occupancy for the individual homes.
- 2. The applicant shall plant landscape screening along the north property line of Tract A. The additional landscape area shall be located between the north property line and the poured concrete curb at the edge of the pavement within the shared driveway. This landscaping requirement should not impact the short plats ability to maintain compliance with Renton municipal codes. The approved landscaping in Tract A shall be installed and inspected prior to short plat recording.

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- 3. The applicant shall submit a final detailed grading plan to, and approved by, the current planning project manager that complies with the retaining wall standards prior to construction permit issuance.
- 4. Should a new residence be constructed on Lot 4, vehicular access shall be relocated from the southeast corner of the lot (from Aberdeen Ave NE) to the shared driveway (Tract A). A note to this effect shall be placed on the face of the short plat prior to recording.
- 5. The applicant shall execute a shared maintenance agreement prior to recording of the 4-lot short plat for equal ownership and maintenance responsibilities for improvements in Tract A. A draft version of a shared maintenance agreement shall be submitted for review and approval by the current planning project manager prior to short plat recording.
- 6. The applicant shall be required to submit, to the plan reviewer for review and approval, a final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual (as amended by the City of Renton) prior to construction permit approval.

DATE OF DECISION ON LAND USE ACTION: SIGNATURE:

lennifer Henning, Planning Director

8 24 2016 Date

TRANSMITTED this 24<sup>rd</sup> day of August, 2016 to the Owner/Applicant/Contact:

Owner/Applicant:

Contact:

2525 Aberdeen, LLC,

Chad Allen, Encompass

13110 NE 177th PI #202,

Engineering & Surveying, Inc., 165

Woodinville, WA 98072

NE Juniper St., Ste. 201 Issaguah, WA 98027

TRANSMITTED this 24<sup>rd</sup> day of August, 2016 to the Parties of Record:

None

TRANSMITTED this 24<sup>rd</sup> day of August, 2016 to the following:

C.E. "Chip" Vincent, CED Administrator
Brianne Bannwarth, Development Engineering Manager
Lillian Watson, Development Services
Vanessa Dolbee, Current Planning Manager
Ann Fowler, Plan Review
Fire Marshal

#### K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on September 7, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

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**EXPIRATION:** The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070M.

**RECONSIDERATION:** Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.



LUA-000330, SHPL-A

$\triangle M$	NICI	DC	DEC	IADA	TION
O W		CI	DEC	LANA	<b>1</b>

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE ADJUSTMENT PURSUANT TO CHAPTER 56.17 R.C.W. AND DECLARE THIS MAP TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS. IN WITNESS WHEREOF WE HAVE SET OUR HANDS. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

2525 ABERDEEN LLC, A WASHINGTON LIMITED LIABILITY COMPANY

STATE OF WASHINGTON ) SS COUNTY OF KING

\_DAY OF\_ THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, TO ME KNOWN TO PERSONALLY APPEARED\_ OF 2525 ABERDEEN LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC		
DATED	EVELDED	
MY APPOINTMENT PRINTED NAME	EXPIRES	

APPRO	VALS:
	DENTO

CITY OF RENTON Examined and approved this \_\_\_\_ day of \_\_\_

Administrator, Department of Public Works

KING COUNTY DEPARTMENT OF ASSESSMENTS Examined and approved this \_\_\_\_ day of \_\_\_\_ Assessor

Account Number 334390-2000 & 334390-2021

Deputy Assessor

RECORDING NO.

VOL. /PAGE

SCALE: 1 INCH = 20 FT. 10' 20' 40' 0

PORTION OF

NW 1/4 OF NE 1/4 OF SECTION 5, T. 23 N., R. 5 E., W.M.

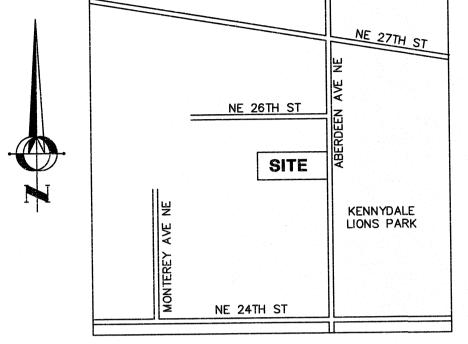
# LEGAL DESCRIPTION

LOTS A AND B, CITY OF RENTON LOT LINE ADJUSTMENT NO. LUA-000331 AS RECORDED UNDER RECORDING NUMBER 20160707900006, RECORDS OF KING COUNTY, WASHINGTON.

# INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.



VICINITY MAP NTS

elizh6

LND

RECORDER'S CER	RTIFICATE	••••		• • • • •
filed for record this	day of	,20	Dat	М
in bookofat	pageat	the	request	of
STEVEN D. McCASKEY				

......... Supt. of Records Mgr.

# LAND SURVEYOR'S CERTIFICATE

This Short Plat correctly represents a survey made by me or under my direction in conformance with the 

Certificate No. ....42676.....

PRELIMINARYFINLEYSHORT PLAT Exhibit



Encompass (
ENGINEERING & SURVEYING Western Washington Division

Issaouah WA 98027 = Phone: (425) 392-0250 = Fax: (425) 391-3055

JEF CHKD. BY	SCALE	SHEET
DWN. BY	DATE 07/13/16	JOB NO. 15615

			RECORDING NO.	VOL./PAGE
CITY OF REN'S SHORT PLAT LUA-000330, SHE		NORTH	SCALE: 1 INCH = 20 FT.	0 10' 20' 40'
		0 5 10 20 SCALE 1" = 20'	PORTION OF NE 1/4 OF S	SECTION 5, T. 23 N., R. 5 E.,
FOUND CONC MON W/ 1/8" COPPER PIN IN CASE CITY OF RENTON PT# 266	N.E. 28TH STREET		75.27. 7.4. OL WILLY 17. 01. W	
JONES AVENUE N.E.	S. LINE OF CITY OF RENTON SHORT PLAT LUA-01-109-SHPL REC. NO. 20040811900006	TAX LOT #3343902060 3' SIDEWALK EASEMENT TO CITY OF	FOUND MON IN CASE (VISITED 12/2011) N00°22'05"E 4.82' FOUND MON IN CASE (VISITED 12/2011)	LEGEND  WATER METER  FIRE HYDRANT  SEWER MANHOLE  TELEPHONE RISER  POWER VAULT  CATCH BASIN
TAX LOT #3343902068 6' WOOD FENCE TAX LOT #33439020 0.56' N. OF R 59.96' 20' GATE	6' WOOD FENCE 6' WOOD FENCE 0.49' N. OF PL  21' PRIVATE INGRESS, EGRESS & UTILITY EASEMENT	10' UTILITY EASEMENT TO CITY OF RENTON - REC. NO. 20040811001904  6' WOOD FENCE	30.00° Size Size Size Size Size Size Size Size	FIR TREE  MAPLE TREE  CEDAR TREE  PINE
CARPORTS CARPORTS 6,32,9 Sq Ft. (6,32,9 Sq Ft. (6,3	62.77' 57.23'  GATE  10' 10' 10' 10' 10' 10' 10' 10' 10' 10	NON-RETAINING WALL 10' LANDSCAPE EASEMENT	SSMH RIM=283.12 IE 8" N: 275.22 IE 8" S: 275.32  30'	COTTONWOOD  MADRONA  TREE (UNSPECIFIED)  SPRUCE TREE  GM GAS METER  CONCRETE  ASPHALT
4' WRE FENCE 4.0'  4' CYCLONE FENCE 0.15' 6'  N. OF P.	BUILDING SETBACK LINE, TYP.  2' WOOD FENCE  NON-RETAINING WALL  Setting the setting to the setti	5,947 Sq Ft  20' 20.15'  72.62'  DD FENCE N. OF R  TAX LOT #3343902006	S BASIS OF B	SET REBAR AND CARLS# 42676  FOUND AS DESCRIBE (VISITED 05/2010)
745. ET TAX LOT #3343902014		Naccoz 227°E 1324.93°	NAD 83/91 PER  CITY OF RENTO FOUND 6" ROUI INTERSECTION O NORTHING: 191 EASTING: 1303	ON CONTROL POINT 266 ND CONCRETE MONUMENT WITH NAIL IN CASE A OF N.E. 28TH STREET AND JONES AVENUE N.E. 430.22 FEET 592.63 FEET
FOUND CONC MON W/ 1/8" COPPER PIN IN CASE		N89'07'27"E 1324.93'  N.E. 24TH STREET FOUND CONC MON W/ PU  DISC IN CAS  (VIS	JNCHED BRASS SE RLS# 23163 SITED 12/2011)  SITED 12/2011)  SITED 12/2011  SITED 13/2016  FOUND 1/8" CG CASE, DOWN 0. STREET AND JG NORTHING: 188 EASTING: 1303	567.98 FEET
TOTAL PROPO TAX PARCEL  ZONING PARCEL A AF	LOT 1 6,329 SQ. FT.	PRELIMINARY	English Washington	Western Washington Division 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (
ZONING PARCEL A AF PROPOSED NI		FINLEY	DWN. BY	DATE JOB NO. 1



**VICINITY MAP** 

# LEGAL DESCRIPTION

THAT PORTION OF THE NW QUARTER OF THE NE QUARTER OF SECTION 05, TOWNSHIP 23 NORTH, RANGE 5 EAST W.M., AND TRACT 254 OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIV. NO. 4 RECORDED IN VOLUME 11 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY MARGIN OF ABERDEEN AVE N.E. WITH THE SOUTH LINE OF THE TRACT 255 OF SAID C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIV. NO. 4 AS ESTABLISHED BY SURVEY PREPARED BY JAKE ELLER ASSOCIATES, INC. UNDER JOB NO 72072, DATED 9/25/71 (SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF CITY OF RENTON SHORT PLAT #LUA-01-109-SHPL LND-20-0296, RECORDED UNDER RECORDING NO. 20040811900006); THENCE WEST ALONG SAID SOUTH LINE 252.60 FEET, MORE OR LESS, TO THE WEST LINE OF TRACT 254 OF SAID C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIV. NO. 4 AND SAID LINE EXTENDED; THENCE SOUTH 01°01'28" WEST, ALONG SAID EXTENDED WEST LINE, 106.67 FEET, MORE OR LESS, TO THE NORTH LINE OF CITY OF RENTON SHORT PLAT NO. LUA-02-017-SHPL, RECORDED UNDER RECORDING NO. 20040907900015; THENCE SOUTH 89"16'40" EAST ALONG THE NORTH LINE OF SAID SHORT PLAT, 252.60 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF ABERDEEN AVE N.E.; THENCE ALONG SAID WESTERLY MARGIN NORTH 01°00'55" EAST 102.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 80 FEET THEREOF.

THE SOUTH 80 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., AND TRACT 254 OR C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIV. NO. 4 RECORDED IN VOLUME 11 OF PLATS, PAGE 82, IN KING COUNTY. WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY MARGIN OF ABERDEEN AVE N.E. WITH THE SOUTH LINE OF TRACT 255 OF SAID C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIV. NO. 4. AS ESTABLISHED BY SURVEY PREPARED BY JACK ELLER ASSOCIATES, INC., UNDER JOB NO. 72072 DATED 9/25/71 (SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF CITY OF RENTON SHORT PLAT #LUA-10-109-SHPL LND-20-0296, RECORDED UNDER RECORDING NO. 20040811900006); THENCE WEST ALONG SAID SOUTH LINE 252.60 FEET, MORE OR LESS, TO THE WEST LINE OF TRACT 254 OF SAID C.D HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIV. NO. 4 AND SAID LINE EXTENDED:

THENCE SOUTH 01°01'28" WEST, ALONG SAID EXTENDED WEST LINE, 106.67 FEET, MORE OR LESS, TO THE NORTH LINE OF CITY OF RENTON SHORT PLAT NO. LUA-02-017-SHPL, RECORDED UNDER RECORDING NO. 20040907900015; THENCE SOUTH 8916'40" EAST ALONG THE NORTH LINE OF SAID SHORT PLAT, 252.60 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF ABERDEEN AVE N.E.; THENCE ALONG SAID WESTERLY MARGIN NORTH 01°00'55" EAST 102.67 FEET, MORE OR LESS,

# INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

# DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

# REFERENCES

# BENCH MARK

CITY OF RENTON SHORT PLAT LUA-01-109-SHPL REC. NO. 20040811900006

MONUMENT IN CASE AT INTERSECTION OF SE 168TH ST AND 116TH AVE SE

CITY OF RENTON SHORT PLAT LUA-02-002-SHPL

PLAT OF STOLLENMAYER ADD VOL. 88, PG. 87

INTERVALS.

# CONTOUR NOTES

CONTOURS SHOWN HEREON ARE AT 2-FOOT

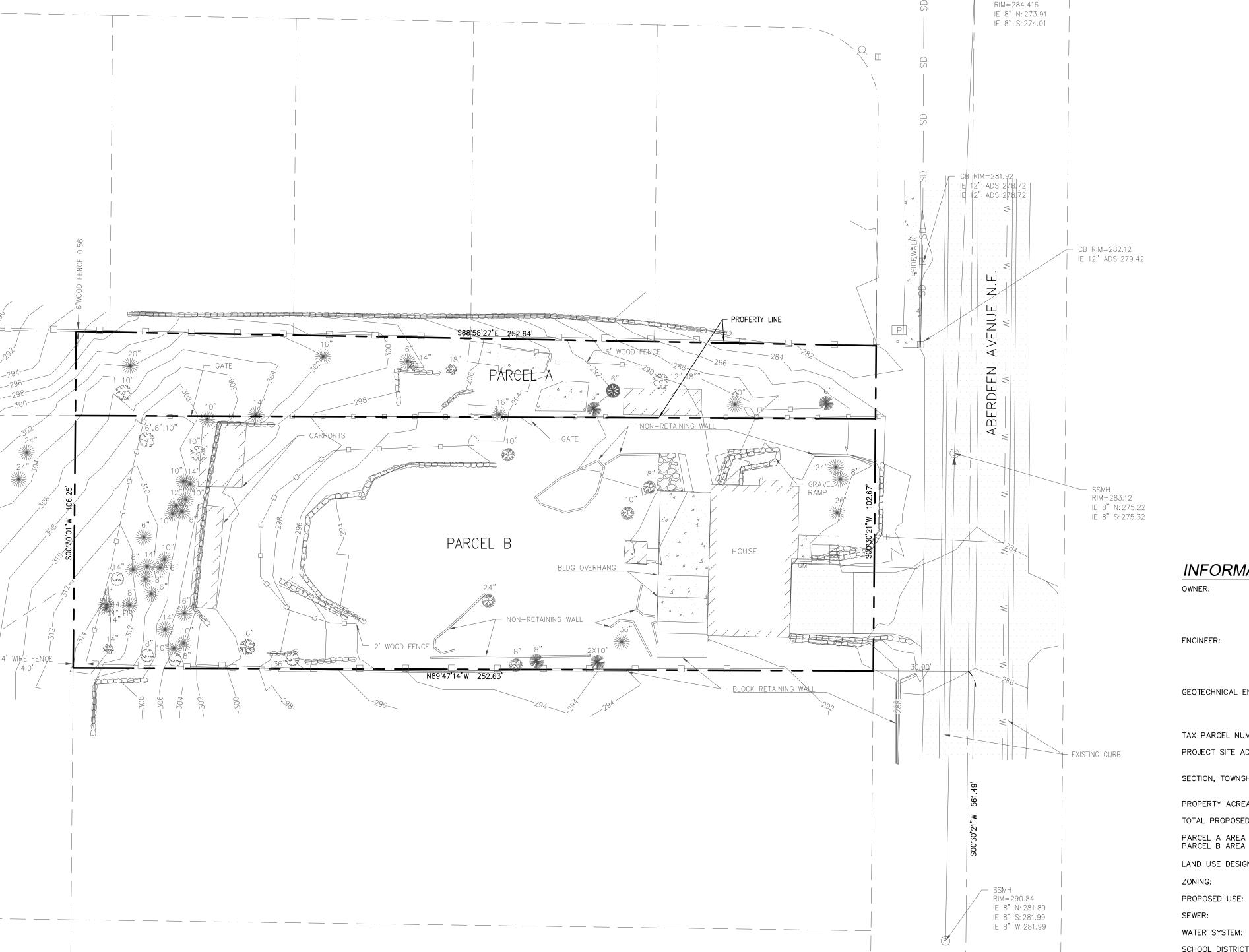
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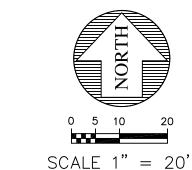
# ELEVATION 458.77

INDEX LOCATION



FINLEY SHORT PLAT





Q FIRE HYDRANT

LEGEND

S SEWER MANHOLE

 TELEPHONE RISER P POWER VAULT

CATCH BASIN

COOQ ROCK WALL

FIR TREE

ESS MAPLE TREE

CEDAR TREE

COTTONWOOD

MADRONA

TREE (UNSPECIFIED)

SPRUCE TREE

☐ GM GAS METER

# **INFORMATION NOTES:**

**ENGINEER:** 

13110 NE 177TH PLACE #202 WOODINVILLE, WA 98072

(206) 679-5131 CONTACT: BILL HEGGER

ENCOMPASS ENGINEERING & SURVEYING 165 NE JUNIPER STREET, SUITE 201

ISSAQUAH, WA 98027 (425) 392-0250

RENTON, WA 98059

20,605 SQ. FT.

CITY OF RENTON

CITY OF RENTON

SEC. 05 TWN. 23N., RNG 5 E., WM

RESIDENTIAL SINGLE FAMILY (RSF)

RESIDENTIAL -8 (R-8)

SINGLE FAMILY RESIDENTIAL

RENTON SCHOOL DISTRICT #403

CITY OF RENTON FIRE DISTRICT

CONTACT: BARRY R. CONSTANT, PE GEOTECHNICAL ENGINEER: EARTH SOLUTIONS N.W.

1805 136TH PLACE NE BELLEVUE, WA 98005

(425) 449-4704 334390-2000, 334390-2021 TAX PARCEL NUMBERS:

2525 ABERDEEN AVE N PROJECT SITE ADDRESS:

SECTION, TOWNSHIP & RANGE: PORTION OF THE NW 1/4, OF NE 1/4

PROPERTY ACREAGE: 0.60 ACRE

TOTAL PROPOSED LOTS: 2 LOTS

PARCEL B AREA

LAND USE DESIGNATION:

ZONING: PROPOSED USE:

SEWER:

WATER SYSTEM:

SCHOOL DISTRICT:

FIRE PROTECTION:

ELECTRICAL POWER: PSE

NATURAL GAS: PSE

TELEPHONE: QWEST

RECOMMENDED FOR APPROVAL
BY
BY

CHECKED FOR COMPLIANCE TO CITY STANDARDS

DATE DATE DATE SCALE DESIGNED DRA WN CHECKED APPROVED SHEET

OP

15615 07/12/20 1"=20' DRD

DRDTJR CJA

SHEET INDEX:

**Exhibit** 

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB

SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE

COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY

LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS

CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL

PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR

DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL

TITLE C1.0 COVER SHEET & EXISTING CONDITION PLAN C2.0 TESC PLAN C2.1 TESC DETAILS GRADING & DRAINAGE PLAN C3.0

Know what's below. Call before you dig.

# FINLEY SHORT PLAT

NW 1/4 OF NE 1/4 OF SECTION 5, T. 23 N., R. 5 E., W.M.
CITY OF RENTON, STATE OF WASHINGTON

# EROSION CONTROL GENERAL NOTES

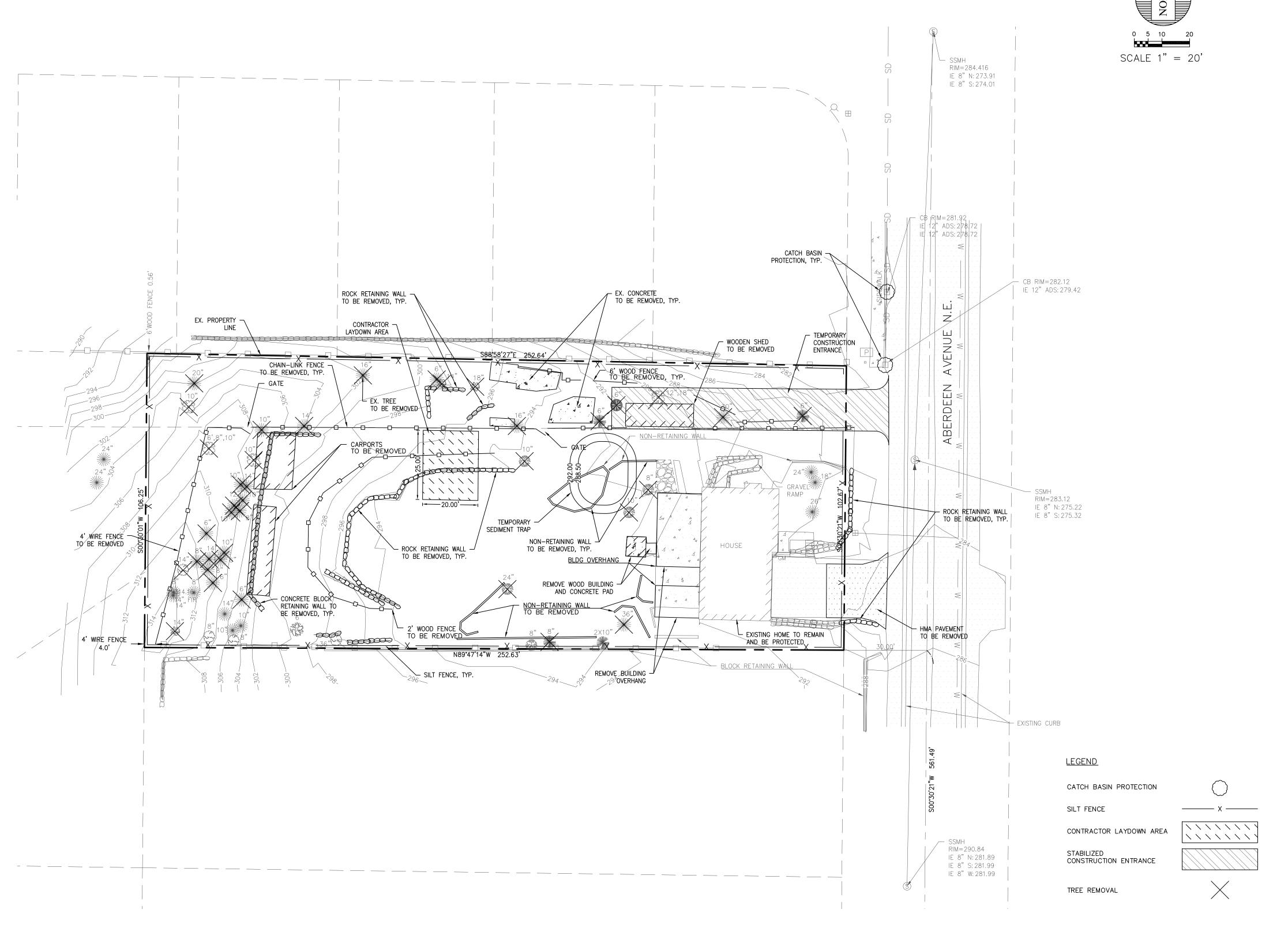
- 1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- 2.THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR'S ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- 3.ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO LAND CLEARING AND/OR OTHER CONSTRUCTION AND DEMOLITION ACTIVITIES, TO PROPERTIES OR THE NATURAL DRAINAGE WAYS. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND / OR CONSTRUCTION AND DEMOLITION IS COMPLETED AND POTENTIAL FOR ONSITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO EROSION/SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 4. THE SEDIMENTATION AND EROSION CONTROL FACILITIES DEPICTED ON THIS DRAWING ARE INTENDED TO BE MINIMUM RQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE CONTRACTOR SHALL ANTICIPATE THAT MORE EROSION AND SEDIMENTATION CONTROL FACILITIES WILL BE NECESSARY TO INSURE COMPLETE SILTATION CONTROL ON THE PROPOSED SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER QUALITY OF THE RECEIVING DRAINAGE SYSTEM. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THESE CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 5.ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON (OCTOBER 1 THROUGH MARCH 30TH) OR SEVEN DAYS DURING THE DRY SEASON (APRIL 1ST THROUGH SEPTEMBER 30) SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- 6.WET SEASON SEASONAL EROSION AND SEDIMENT CONTROL REQUIREMENTS APPLY TO ALL CONSTRUCTION SITES CLEARING BETWEEN OCTOBER 1 AND MARCH 30 INCLUSIVE, UNLESS OTHERWISE APPROVED BY THE CITY THROUGH AN ADJUSTMENT PROCESS.

  7.COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE KING COUNTY SUPERACE WATER DESIGN MANUAL CURRENT EDITION
- COUNTY SURFACE WATER DESIGN MANUAL, CURRENT EDITION.

  8.ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- 9. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
- 10. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT—LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- 11. ALL INLET PROTECTION LOCATIONS ARE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO BUILDING DEMOLITION. ADDITIONAL INLET PROTECTION MAY BE REQUIRED IN CATCH BASINS NOT SHOWN ON THIS BASE MAP.
- 12. AFTER REMOVAL OF CONCRETE BUILDING SLAB, CONTRACTOR SHALL MINIMIZE TRAFFIC ON EXPOSED SOIL. TRUCK TRAFFIC CARRYING CSBC MATERIAL SHALL NOT BE PERMITTED ON EXPOSED SOILS UNLESS CONTRACTOR INSTALLS A WHEEL WASH SYSTEM TO ENSURE NO TRACKING OF MATERIAL OFF SITE.
- 13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. THE CONTRACTOR SHALL CREATE AND MAINTAIN AN EROSION CONTROL MAINTENANCE REPORT PER APPENDIX D OF THE KING COUNTY SURFACE WATER DESIGN MANUAL, CURRENT EDITION. COPIES OF THE ESC MAINTENANCE REPORT MUST BE KEPT ON SITE THROUGHOUT THE DURATION OF CONSTRUCTION.

# CONSTRUCTION SEQUENCE

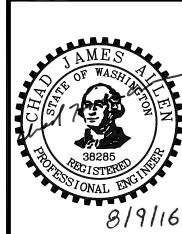
- 1. PRE-CONSTRUCTION MEETING.
- 2. FLAG OR FENCE CLEARING LIMITS.
- 3. POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR.
- 4. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
- 5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- 6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- 7. CONSTRUCT SEDIMENT TRAPS AND TRAPS.
- 8. GRADE AND STABILIZE CONSTRUCTION ROADS.
- 9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF RENTON EROSION AND SEDIMENT CONTROL STANDARDS.
- 10. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE SO THAT THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF RENTON EROSION AND SEDIMENT CONTROL STANDARDS.
- 11. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAY DURING WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
- 12. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
- 13. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE







PEVISIONS
PTION
BY DATE
SUBMISSION
TRACT WDTH
DRD 07/12,
INFILTRATION DEVICES
DRD 08/08,
E PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROP



FINLEY SHORT PLAT RELIMINARY - PRE 15-0006

RING & SURVEYING
stern Washington Division

Stern Washington Division

Stern Washington Division

 JOB NO.
 15615

 DATE
 07/12/20

 SCALE
 1"=20"

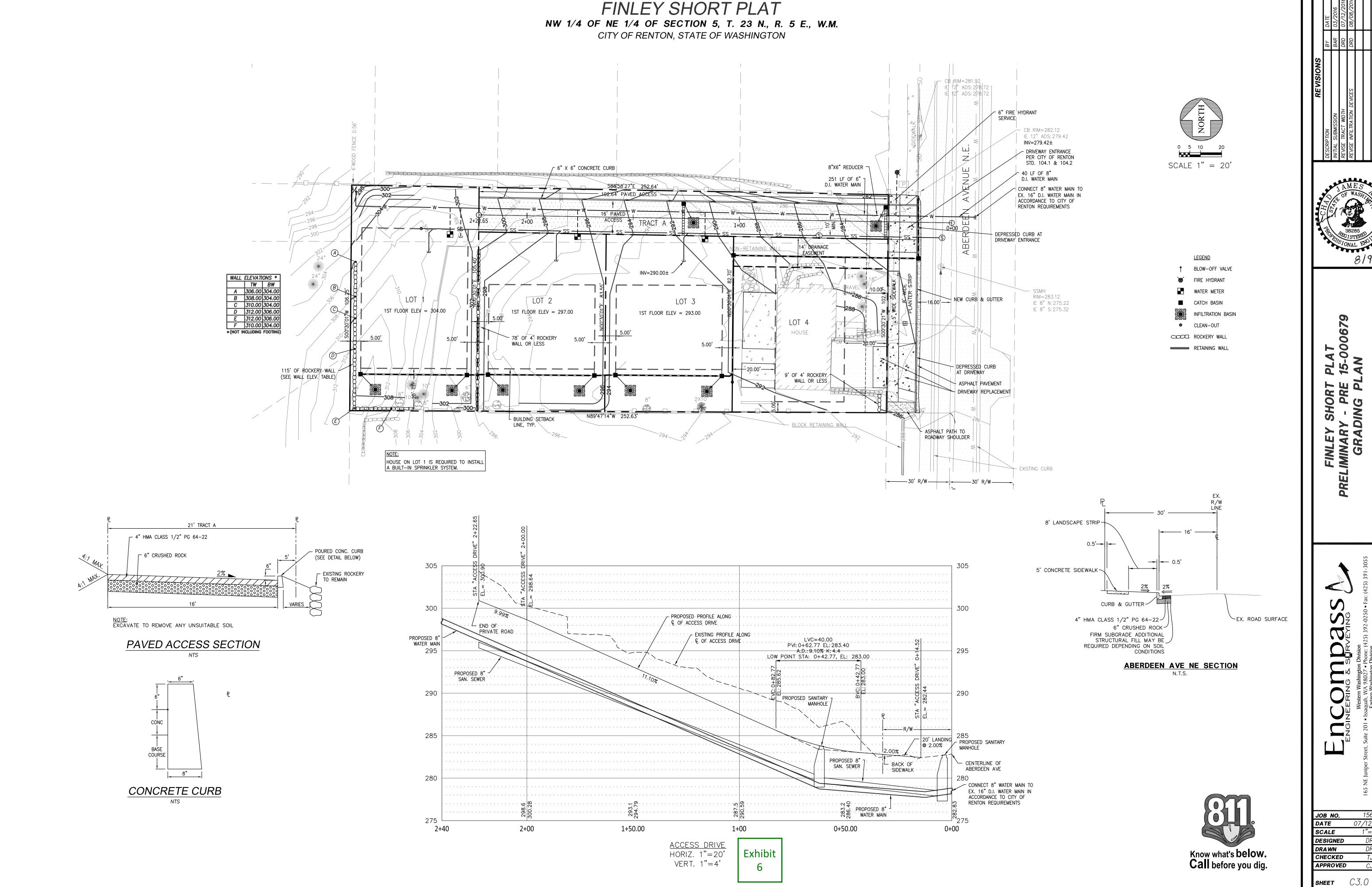
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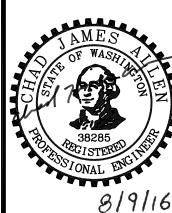
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 CHECKED
 TJR

 APPROVED
 CJA

sheet C2.0



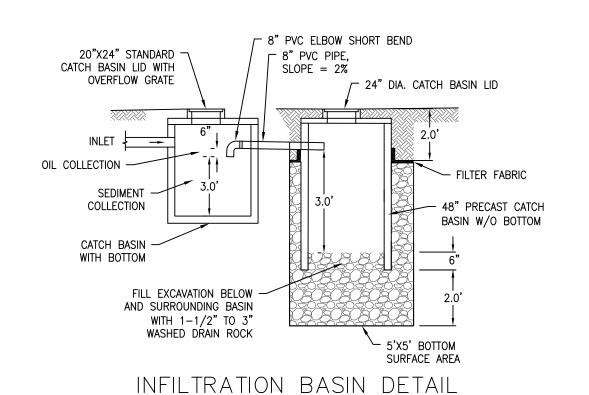


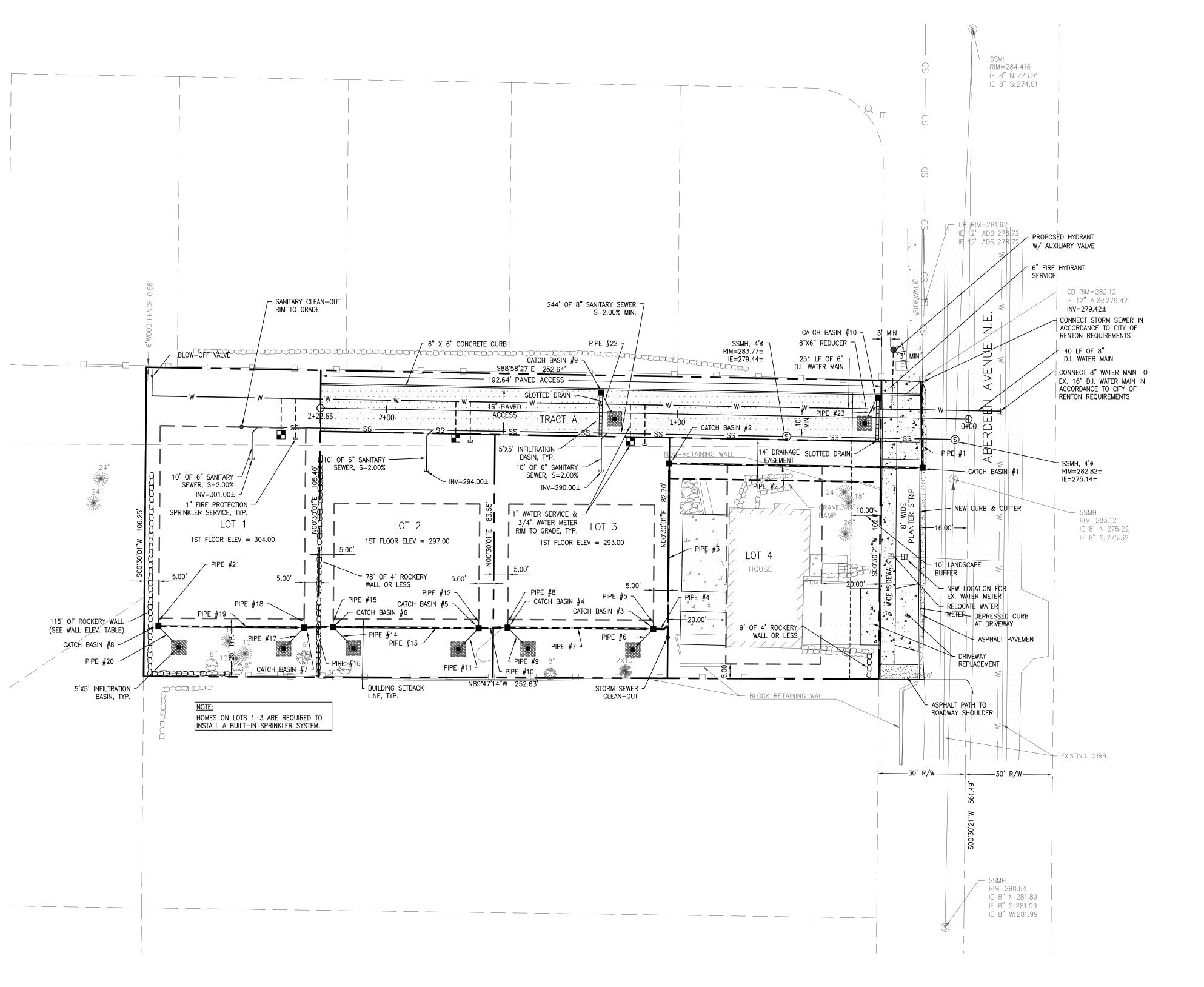
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07/12/20 1"=20' DESIGNED DRD **DRAWN** DRDCHECKED APPROVED CJA

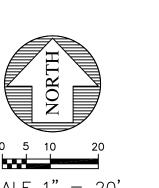
# FINLEY SHORT PLAT

NW 1/4 OF NE 1/4 OF SECTION 5, T. 23 N., R. 5 E., W.M. CITY OF RENTON, STATE OF WASHINGTON









SCALE 1" = 20'

<u>LEGEND</u> BLOW-OFF VALVE

FIRE HYDRANT WATER METER

CATCH BASIN

CLEAN-OUT COOC ROCKERY WALL

STORM DRAIN PIPE —— SS —— SANITARY SEWER ---- W ---- WATER MAIN

PIPE T	ABLE		
PIPE #	SIZE	LENGTH	SLOPE
1	12"	23'	3.13%
2	8"	85'	10.04%
2 3 4 5	8"	60'	2.05%
4	8"	5'	2.05%
5	4"	4'	2.00%
6	4"	7'	2.00%
7	8"	50'	4.00%
8	4"	4' 7' 10'	2.00%
9	4"	7'	2.00%
10	8"	10'	30.00%
11	4"	l 7'	2.00%
12	4"	4'	2.00%
13	8"	4' 50'	1.50%
14	4"	7' 4' 10'	2.00%
15	4"	4'	2.00%
* 16	8"	10'	80.00%
17	4"	7' 4' 50'	2.00%
18	4"	4'	2.00%
19	8"	50'	8.70%
20	4"	7'	2.00%
21	4"	4'	2.00%
21 22 23	8"	4' 7' 4'	2.00%
23	8"	4'	2.00%

Ü

15615 07/12/20

1"=20'

DRD

DRD

CJA

DATE SCALE

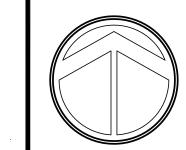
DESIGNED

CHECKED APPROVED

**SHEET** C4.0

DRAWN

1	OD 74	D/ E T)	/DF_4	
		BLE - TY	PE I	
	CB #	RIM	IE (IN)	IE (OUT)
	1	282.22±	280.22 (8")	280.22 (8
	2	290.75	288.75 (8")	288.75 (8
	3	292.00	289.00 (4")	290.00 (8
	4	294.00	291.00 (4")	292.00 (8
	5	296.00	293.00 (4")	294.00 (8
	6	296.75	293.75 (4")	294.75 (8
	7	303.75	300.75 (4")	301.75 (8'
	8	307.75	304.75 (4")	305.75 (8
	9	291.20		289.45 (8
	10	281.40		279.65 (8





NOTE: EACH LOT HAS A MINIMUM OF ONE RETAINED

TREE MEETING THE MINIMUM TREE DENSITY FOR

MINIMUM TREE DENSITY:

SCALE: 1"=10'-0"

THIS ZONING.

40'

Exhibit 8

TREE PROTECTION DETAIL

NOT TO SCALE



IN COMPLIANCE WITH CITY OF RENTON STANDARDS		
BY:	Date:	
BY:	Date:	
BY:	Date:	
BY:	Date <u>:</u>	

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

BRUCE CAMERON LANE
CERTIFICATE No. 375

ne & Associates

Landscape Architecture

La

FINLEY SHORT PLAT RELIMINARY - PRE 15-000679

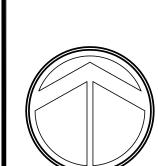
NDSCAPE PLAN

Date
MARCH 28, 201
Scale
AS NOTED
Drawn

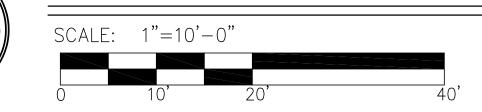
Drawn
BCL
Job
15-2016
Sheet

LA-1

Exhibit



LANDSCAPE PLAN





IN COMPLIANCE WITH CITY OF RENTON STANDARDS		
BY:	Date:	
BY:	Date:	
BY:	Date:	
BY:	Date <u>:</u>	

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT BRUCE CAMERON LANE CERTIFICATE No. 375

Associates

FINLEY SHORT F PRELIMINARY - PRE 1

AS NOTED

# NW 1/4 OF NE 1/4 OF SECTION 5, T. 23 N., R. 5 E., W.M.

# CITY OF RENTON, STATE OF WASHINGTON

## PLANT SCHEDULE **BOTANICAL NAME** COMMENTS **TREES** Cercidiphyllum japonicum Katsua Tree Well Branched / Matching SHRUBS Erica d. 'Mediterranean Pink' Mediterranean Pink Heath Full / Compact /Drought tolerant 1 gal Purple Rock Rose Cistus x purpureus Full / Compact /Drought tolerant Polystichum munitum Sword Fern Full / Compact / Native Strawberry Tree Arbutus unedo Full / Compact /Drought tolerant Berberis t. 'Crimson Pygmy' Crimsom Pygmy Barberry Full / Compact Mugo Pine Pinus mugo Full / Compact /Drought tolerant GROUNDCOVERS Full / Compact / Plant 12" Arctostaphylos uva ursi Kinnickinnick on center/ Drought talerant

# LANDSCAPE NOTES

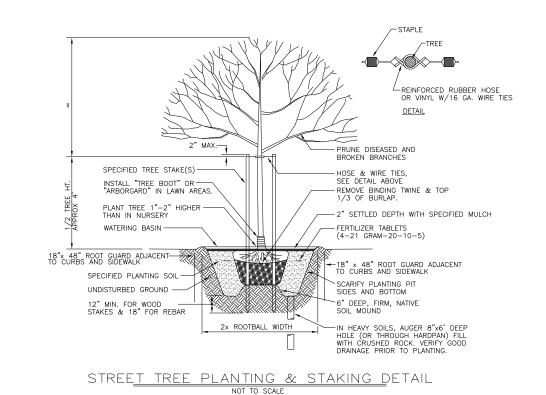
- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
- 2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. (LOCATION SERVICE PHONE: 1-800-424-5555)
- 3. CONTRATOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS
- 5. GROUND COVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLAN SCHEDULE. WHERE GROUND COVER ABUTS CURBING, SIDEWALKS, SIGNS OR POLES, MINIMUM PLANTING DISTANCES SHALL BE 12" FROM CENTER OF PLANT TO CURB, SIDEWALK, ETC. MINIMUM PLANTING DISTANCE SHALL BE 24" FROM CENTER OF TREES AND SHRUBS.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON PLAN
- 7. SUBGRADE IS TO BE WITHIN 1/10TH OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" IN DIAMETER.
- 8. NEW BED AND HYDROSEED AREAS, AS SHOWN ON THE PLANS, SHALL RECEIVE A MINIMUM OF 2" DEPTH "CEDARGROVE" COMPOST THEN ROTOTILLED TO A DEPTH OF 8". THEN AN ADDITIONAL 4" MINIMUM OF TOPSOIL IN ALL NEW BED AREAS.
- 9. ALL BEDS TO RECEIVE A MINIMUM OF 3" FERTI-MULCH.
- 10. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER
- 11. ALL PLANT MATERIAL SHALL CONFORM TO ANSI 260.1 AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
  - A. GENERAL: ALL PLANT MATERIALS FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE FULL, WELL—BRANCHED, WELL—PROPORTIONED, AND HAVE A VIGOROUS, WELL—DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- B. TREES, SHRUBS, AND GROUNDCOVERS: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL—FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- 12. CONTRACTOR TO PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.

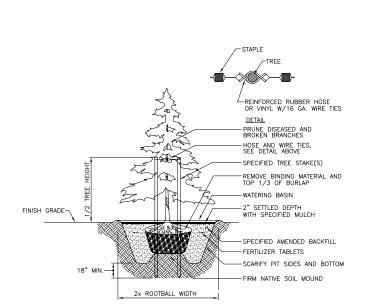
# IRRIGATION ASSESSMENT:

A PERMANATE IRRIGATION SYSTEM IS NOT REQUIRED FOR THIS LANDSCAPE DUE TO THE USE OF PRIMARILY NATIVE AND DROUGHT TOLERANT SPECIES.

A TEMPORARY SYSTEM IS RECOMMENDED FOR ONE YEAR.

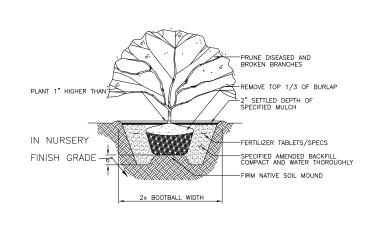
# GENERAL PLANTING DETAIL AND NOTES

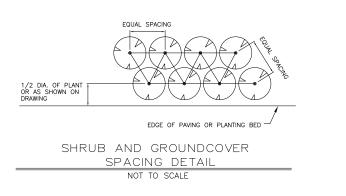




CONIFEROUS TREE PLANTING AND STAKING DETAIL

NOT TO SCALE







IN COMPLIANCE WITH CITY OF RENTON STANDARDS	
BY:	Date:
BY:	Date:
BY:	Date:
BY:	Date <u>:</u>

#### PREPARED FOR

MR. WILLIAM HEGGER

**MARCH 7, 2016** 

Henry T. Wright, E.I.T. Project Engineer



Raymond A. Coglas, P.E. Principal

GEOTECHNICAL ENGINEERING STUDY PROPOSED SHORT PLAT 2525 ABERDEEN AVENUE NORTHEAST RENTON, WASHINGTON

ES-4338

Earth Solutions NW, LLC 1805 - 136<sup>th</sup> Place Northeast, Suite 201 Bellevue, Washington 98005

Phone: 425-449-4704 Fax: 425-449-4711

Toll Free: 866-336-8710

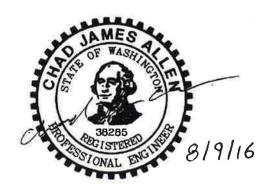


# PRELIMINARY TECHNICAL INFORMATION REPORT

for

**Finley Short Plat** 2525 Aberdeen Ave NE Renton, WA 98056

March 11, 2016 Revised on August 8, 2016



**Encompass Engineering Job No. 15615** 

**Prepared For** 

2525 Aberdeen, LLC 13110 NE 177th Place #202 Woodinville, WA 98072





# Arborist Report 2525 Aberdeen Ave NE Renton, WA



**January 27<sup>th</sup>, 2016** Revised February 12<sup>th</sup>, 2016

> Exhibit 12

# **Finley Short Plat**

## **Construction Mitigation Description**

The proposed construction start date will be approximately in the Spring of 2017 and completion wil	l be
in about two months.	

Hours of operation will be 7:00 AM to 4:00 PM Monday through Friday.

The proposed haul route is North on Aberdeen Avenue NE then West on NE  $27^{th}$  St to Interstate-405.

Water trucks, street sweepers and any other requirements deemed necessary would be implemented for any impacts that may occur.

There will be no anticipated weekend, late night or any other specialty hours proposed for construction or hauling at this time.

Flag persons will be employed and signs will be installed for traffic control when necessary.



June 17, 2016

Ann Fowler City of Renton Department of Community and Economic Development 1055 South Grady Way Renton, WA 98057

Subject: Revised Modification Request to Frontage Improvements Finley Short Plat, LUA16-000330, SHPL-A

#### Dear Ann:

We would like to revise our frontage improvements modification request as follows:

Construct the west half of a 32-foot pavement section (one 10-foot thru lane in each direction and 6-foot parking lane each direction), centered on the right of way centerline, 0.5 curb, 8-foot planting strip, 5-foot sidewalk and 0.5-foot between the back of sidewalk and the right of way line for a total of 60 feet of right of way. No additional right of way dedication would be required. This would match the existing curb line on the north side of our frontage. This would involve saw cutting the existing edge of paving, adding a few feet of paving, the curb/gutter, plnter strip and sidewalk along the west side of the existing street.

If you have questions or need additional information, please call me at 425-392-0250 or email me at tredding@encompasses.net

Sincerely,

Encompass Engineering & Surveying, Inc.

Tom Redding

Y:\Jobs (J)\15\15615-2 Bill Hegger-BLA-SP\CORRESPONDENCE\Letters\Frontage Modification Request 6-17-16 docx

# REMTOMLINE ADJUSTMENT

LUA16-000331

# OWNERS DECLARATION:

KNOW ALL MEN-BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE ADJUSTMENT PURSUANT TO CHAPTER 56.17 R.C.W. AND DECLARE THIS MAP TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND WE HAVE SET. OUR HANDS ... WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS . - - - : UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHIGH-CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

STATE OF WASHINGTON ) COUNTY OF KING

ON THE 24th DAY OF JUNE ... 2016 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED WILLIAM R. Hegge TO ME KNOWN TO OF 2525 ABERDEEN LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND: AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

APPROVALS:

CITY OF RENTON

Examined and approved this 29 day of June

Planning Director of the Department of Community and Economic Development

KING COUNTY

DEPARTMENT OF ASSESSMENTS

Examined and approved this  $\frac{2\pi}{2}$  day of .

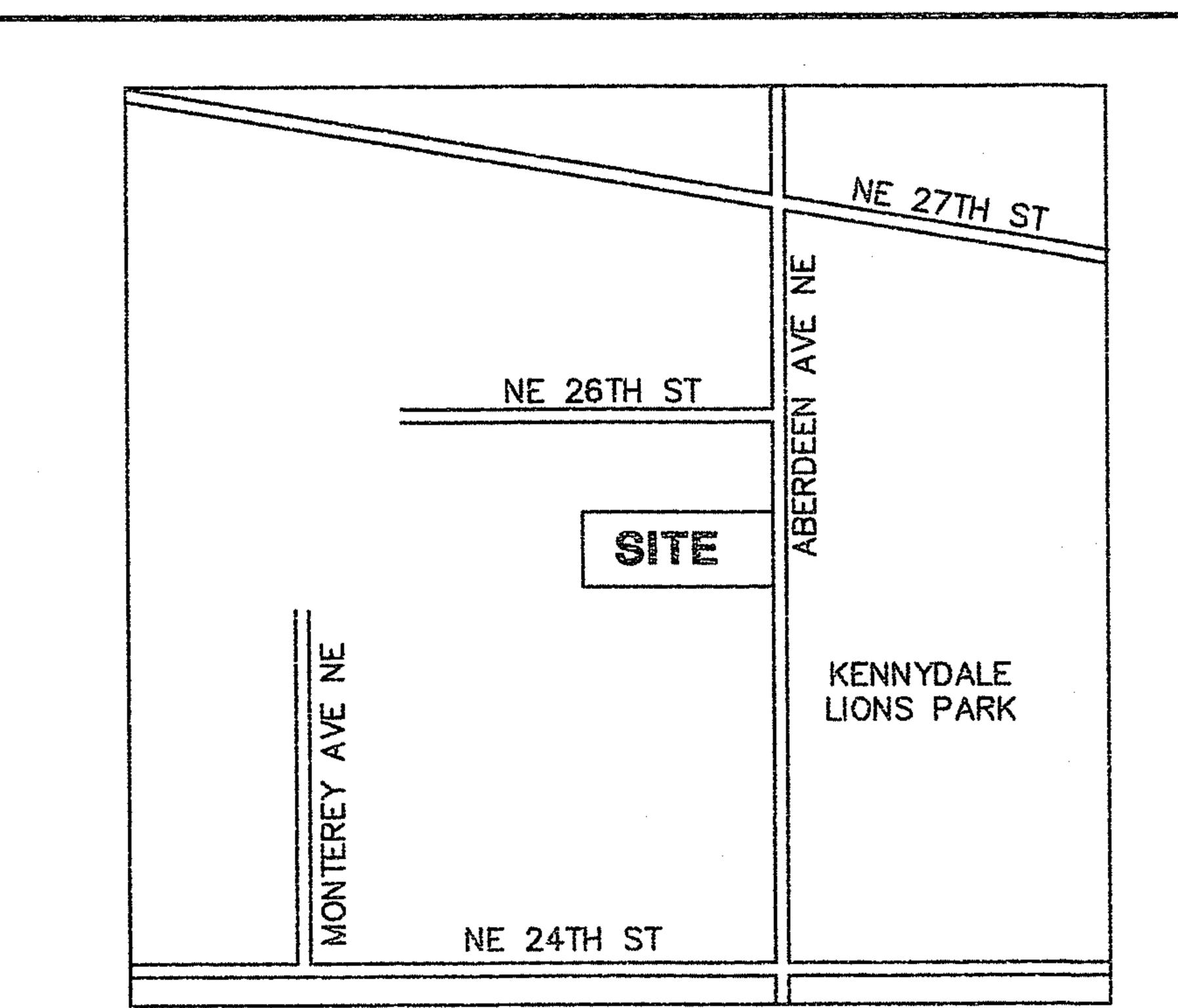
Account Numbers 334390-2021 & 334390-2000

RECORDING NO.

VOL./PAGE 346

PORTION OF

NW 1/4 OF NE 1/4 OF SECTION 5, T. 23 N., R. 5 E., W.M.



VICINITY MAP

# ORIGINAL LEGAL DESCRIPTION

THAT PORTION OF THE NW QUARTER OF THE NE QUARTER OF SECTION 05, TOWNSHIP 23 NORTH, RANGE 5 EAST W.M., AND TRACT 254 OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIV. NO. 4 RECORDED IN VOLUME 11 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY MARGIN OF ABERDEEN AVE N.E. WITH THE SOUTH LINE OF THE TRACT 255 OF SAID C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIV. NO. 4 AS ESTABLISHED BY SURVEY. PREPARED BY JAKE ELLER ASSOCIATES, INC. UNDER JOB NO 72072, DATED 9/25/71 (SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF CITY OF RENTON SHORT PLAT #LUA-01-109-SHPL LND-20-0296, RECORDED UNDER RECORDING NO. 20040811900006); THENCE WEST ALONG SAID SOUTH LINE 252.60 FEET, MORE OR LESS, TO THE WEST LINE OF TRACT 254 OF SAID C.D. HILLMAN'S LAKE -WASHINGTON GARDEN OF EDEN DIV. NO. 4 AND SAID LINE-EXTENDED: THENCE SOUTH 01'01'28" WEST, ALONG SAID EXTENDED WEST LINE, 106.67 FEET, MORE OR LESS, TO THE NORTH LINE OF CITY OF RENTON SHORT PLAT NO. .. LUA-02-017-SHPL, RECORDED UNDER RECORDING NO. 20040907900015; THENCE SOUTH 89'16'40" EAST ALONG THE NORTH LINE OF SAID SHORT PLAT, 252.60 FEET, MORE. OR LESS, TO THE WESTERLY MARGIN OF ABERDEEN AVE N.E.; THENCE ALONG SAID WESTERLY MARGIN NORTH 01'00'55" EAST 102.67 FEET, MORE OR LESS, TO THE POINT OF-BEGINNING.

EXCEPT THE SOUTH 80 FEET THEREOF.

THE SOUTH 80 FEET OF THE FOLLOWING DESCRIBED

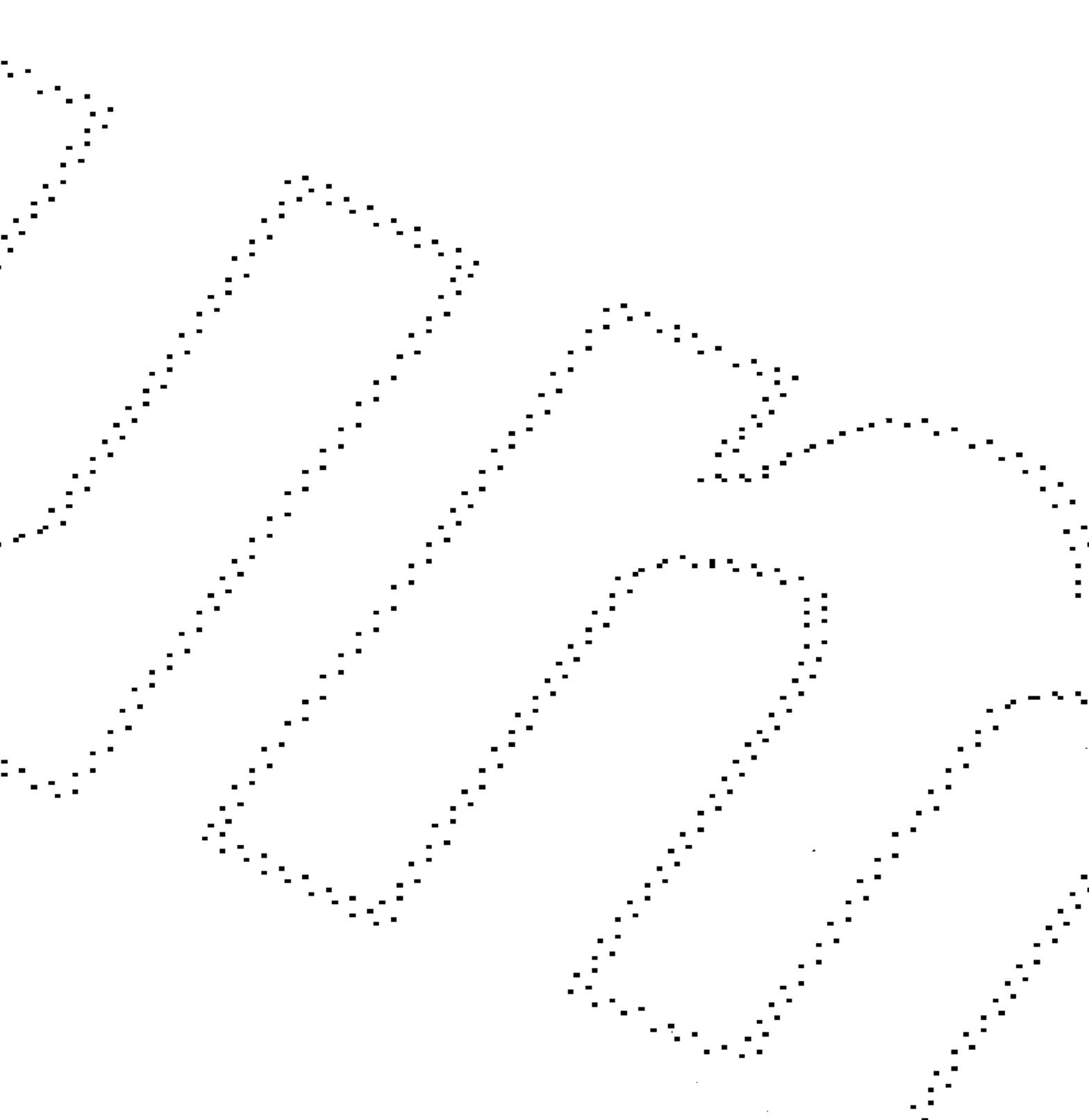
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., AND TRACT 254 OR C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIV. NO. 4 RECORDED IN VOLUME 11 OF PLATS, PAGE 82, IN KING COUNTY. WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY MARGIN OF-ABERDEEN AVE N.E. WITH THE SOUTH LINE OF TRACT 255 OF SAID C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIV. NO. '4.- AS ESTABLISHED BY SURVEY PREPARED BY JACK ELLER ASSOCIATES, INC., UNDER JOB NO. 72072 DATED 9/25/71 (SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF CITY OF RENTON SHORT PLAT #LUA-10-109-SHPL LND-20-0296, RECORDED UNDER RECORDING NO. 20040811900006); THENCE WEST ALONG SAID SOUTH LINE 252.60 FEET, MORE OR LESS, TO THE WEST LINE OF TRACT 254 OF SAID C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF THENCE SOUTH 01'01'28" WEST, ALONG SAID EXTENDED WEST LINE, 106.67 FEET, MORE OR LESS, TO THE NORTH LINE OF CITY OF RENTON SHORT PLAT NO. LUA-02-017-SHPL, SOUTH 89'16'40" EAST ALONG THE NORTH LINE OF SAID SHORT PLAT, 252.60 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF ABERDEEN AVE N.E.; THENCE ALONG-SAID WESTERLY MARGIN NORTH 01:00'55" EAST 102.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

# INSTRUMENTATION:

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.



6-24-16

LND 30-0394

RECORDER'S CERTIFICATE 20160707900006

Filed for record this .....day of July. 20.16.ata:320M in book.396.of.154rvey.at page.16.1.168.at the request of

Norm AlbSUPT. OF RECORDS MANAGER

# SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BILL HEGGER in MARCH 20.16

ADJUSTMENT

FINLEY LOT LINE



165 NE Juniper Street, Suite 20! = Issaguah, WA 98027 = Phone: (425) 392-0250 = Fax: (425) 391-3055 DWN. BY 06/14/16

SCALE CHKD. BY 1"=20

Certificate No. 42676

VOL./PAGE RECORDING NO. CITY OF RENTON LOT LINE ADJUSTMENT SCALE: 1 INCH = 20 FT. DELLE LUA16-000331 PORTION OF NW 1/4 OF NE 1/4 OF SECTION 5, T. 23 N., R. 5 E., W.M. S89°15'27"E 1323.27' N.E. 28TH STREET LOT AREAS TAX LOT 2021 = 6,104 SQ. FT. TAX LOT 2000 = 20,208 SQ. FT. LOT A = 6.555 SQ. FT. LOT B = 19,756 SQ. FT. FOUND MON IN CASE Legend SET REBAR AND CAP LS# 42676 3' SIDEWALK EASEMENT TO CITY OF \_\_\_\_\_\_ S. LINE OF CITY OF RENTON SHORT PLAT LUA-01-109-SHPL @ EXISTING MONUMENT AS DEFINED RENTON - REC. NO. 20040811001905 REC. NO. 20040811900006 10' UTILITY EASEMENT TO CITY OF RNSP LUA-01-019-SHPL S' WOOD FENCE 6' WOOD FENCE -RENTON - REC. NO. 20040811001904 20040811900006 0.56' N. OF P 0.49' N. OF P " WOOD FENCE S88'58'27"E 252.66' - NEW LOT LINE TO BE REMOVED T.L. 334390-2021 2.19' -OLD LOT LINE -LOTA T.L. 334390-2000 EX. BUILDING 1,293 SQ. FT. 2525 ABERDEEN AVENUE N.E. 4' WIRE | \_\_S89'47'14"E\_\_80.00" 30.00' S89°47'14"E - 252.61' 4' CYCLONE 6' WOOD FENCE S' WOOD FENCE N. LINE OF CITY-OF RENTON 4' CYCLONE 4' CYCLONE N. OF PERIOD N. OF P 0.02' S. OF P basis of bearing NAD 83/91 PER CITY OF RENTON CONTROL NOS. 266 AND 1839 City of renton control point 266 FOUND 6" ROUND CONCRETE MONUMENT WITH NAIL IN CASE AT THE INTERSECTION OF N.E. 28TH STREET AND JONES AVENUE N.E. FOUND CONC MON W/ 1/8" COPPER PIN IN CASE (VISITED 12/2011) S89'07'27"W 1324.93' NORTHING: 191430.22 FEET EASTING: 1303592.63 FEET N.E. 24TH STREET FOUND CONC MON W/ PUNCHED BRASS
DISC IN CASE RLS# 23163 — CITY OF RENTON CONTROL POINT 1839 FOUND 1/8" COPPER PIN ON CONCRETE POST MONUMENT IN A MONUMENT CASE, DOWN 0.4 FEET, LOCATED AT THE INTERSECTION OF NE 20TH (VISITED 12/2011) REFERENCES FINLEY LOT LINE CITY OF RENTON SHORT PLAT LUA-01-109-SHPL REC. NO. 20040811900006 ADJUSTMENTFOUND CONC MONUMENT CITY OF RENTON SHORT PLAT LUA-02-002-SHPL REC. NO. 20040907900009 JOB NO. W/ 1/8" COPPER PIN IN CASE CITY OF RENTON PT# 1839 PLAT OF STOLLENMAYER ADD (VISITED 12/2011) CHKD. BY VOL. 88, PG. 87



# Department of Community and Economic Development Planning Division

# **ADMINISTRATIVE POLICY/CODE INTERPRETATION**

ADMINISTRATIVE POLICY/CODE

**INTERPRETATION #:** CI-73 - REVISED

**MUNICIPAL** 

**CODE SECTIONS:** 4-2-110.A, 4-2-110.B, 4-2-110.D, 4-2-115, 4-11-020, and 4-11-230

**REFERENCE:** 

**SUBJECT:** Residential Building Height (RC thru RMF)

BACKGROUND: Erratum Statement: CI-73 implemented changes to the

method of height measurement for structures in the RC through RMF zones. This erratum statement affects the two-story limitation for R-14 zoned properties by increasing it to three. Docket #116 advocates for increased height and story limits for select zones, including the RMF zone. The R-14 zone is transitional between the R-10 and RMF, and therefore R-14 standards are intended to offer a compromise between the restrictions of the R-10 and the allowances of the RMF zone. By limiting wall plate height to 24' yet allowing three stories, the R-14 zone would provide an appropriate transition between the R-10 and

RMF zones with respect to building height.

By definition, the current method to determine a building's height is to measure the average height of the highest roof surface from the grade plane (i.e., average grade). The maximum height allowed in the RC through R-14 zones is 30 feet (35' in the RMF). The implementation of a "maximum height" (RMC 4-2-110.A) as applied to roofed buildings is inconsistent and contradictory with the intent and purpose statements of Title IV related to residential design (RMC 4-2-115). Further, regulating the height of non-roofed structures is unenforceable by Title IV (except for Building Code). The ambiguity and contradictory aspects of the code exist for two reasons:

- 1. Height is measured to the midpoint of a roof; and
- 2. Flat roofs are able to be as tall as buildings with pitched roofs, which increases the building's massing.



## LUA16-000330



Application Date: April 29, 2016 Site Address: 2525 Aberdeen Ave NE

Renton, WA 98056-2215 Name: Finley Short Plat

# PLAN - Planning Review - Land Use

Version 1 | June 30, 2016

#### **Planning Review Comments**

Contact: Clark Close | 425-430-7289 | cclose@rentonwa.gov

As a result of revisions made through Lot Line Adjustment (LUA16 000331) and approval from the Renton Fire Authority to construct a 16 foot wide shared driveway without a turnaround, please provide 3 copies of a fully dimensioned preliminary short plat plan prepared by a State of Washington registered professional land surveyor in accordance with RCW 18.43.020.

#### **Police Plan Review Comments**

Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

#### **Community Services Review Comments**

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Parks Impact fee per Ordinance 5670 applies.

#### **Engineering Review Comments**

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

Recommendations: I have reviewed the application for the Finley Short Plat at 2525 Aberdeen Ave NE (APN('s) 3343902000) and have the following comments:

#### **EXISTING CONDITIONS**

Water Water service is provided by the City of Renton. Sewer Wastewater service is provided by the City of Renton.

Storm The existing properties do not contain stormwater facilities. There are stormwater mains located in Aberdeen Ave NE.

#### CODE REQUIREMENTS

#### WATER

The proposed water main improvements as shown on the composite utilities civil plan submitted with the Land Use Application within the site provides the required 8 inch extension to the fire hydrant at the proposed shared drivway and extension of the required 6 inch water main extension into the development, connecting to the existing 16 inch water main located in Aberdeen Ave NE.

- I. The existing water meter serving lot 4 shall be relocated to the new planter strip.
- II. A 3 foot clearance is required around the new fire hydrant. Verify adequate clearance can be obtained with the proposed location of the hydrant. A power vault and fence appear to potentially be within the required clearance area.
- III. Applicant shall extend the water main to the west property line for future connection to the dead end main located to the west of the subject property.
- 2. Each lot shall have a separate meter. The project proposes one 3/4 inch water service line and meter to each lot, for a total of three (3) new domestic water service lines and meters.

#### Staff Comments:

- All new domestic service lines shall be 1 inch.
- The development is subject to applicable water system development charges and meter installation fees based on the size of the 3
- Water system development charges for each proposed 1 inch domestic water service is \$3,245.00 per meter or \$9,735.00 for (3) 1 inch meters. This is payable at construction permit issuance.
- 4. Water service installation charges for each proposed 1 inch water service is \$2,850.00 per meter. The total water service installation fee is \$8,550.00 for (3) 1 inch meters. This is payable at construction permit issuance.
- 5. Drop in meter fee is \$460.00 per meter. The total water drop in meter fee is \$1,380.00 for (3) 1 inch meters. This is payable at issuance of the building permit.
- 6. Additional water system development charges and water meter charges will apply if a landscape irrigation meter is required and is based on the size of the meter.

#### **SEWER**

There is an 8 inch sanitary sewer main in Aberdeen Ave NE. The applicant has proposed an 8 inch extension from the sanitary sewer main in Aberdeen Ave NE to provide sanitary sewer service to each of the internal lots.

## LUA16-000330



# PLAN - Planning Review - Land Use

Version 1 | June 30, 2016

#### **Engineering Review Comments**

- Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov
- 2. The development is proposing connection of 3 new single family residences.
- 3. The development is subject to applicable wastewater system development charges based on the size of the new domestic water to serve the project.
- I. SDC fee for a 1 inch meter is \$2,242.00 per meter. The total fee is \$6,726.00 for (3) 1 inch meters. This is payable at construction permit issuance.
- The development is in the East Kennydale and Aberdeen Ave NE Special Assessment Districts (SADs).
- The SAD fee for the East Kennydale SAD is \$666.88 for each additional lot. The total SAD fee for the East Kennydale SAD is \$2000.64 for (3) new lots.
- II. The SAD fee for the Aberdeen Ave NE SAD is \$8,660.03 per base lot. A portion of this fee has been paid by the existing property owner. The balance owing for the base lot is \$3,498.71. This fee does not apply to any of the additional lots.
- III. The total of all SAD fees is \$5,499.35. This is payable at construction permit issuance.

#### SURFACE WATER

- 1. A surface water development fee of \$1,485.00 per new single family residence will apply. The project proposes the addition of 3 new residences. The estimated total fee is \$4,455.00. This is subject to final design and payable at construction permit issuance.
- 2. A drainage report, dated March 11, 2016, was submitted by Encompass Engineering & Surveying with the site plan application. Based on the City of Renton's flow control map, this site falls within the Flow Control Duration Standard for Forested Site Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core requirements and five of the six special requirements have been discussed in the provided drainage report.

#### Staff Comments:

- i. Core Requirement #3 The Drainage Report shall include KCRTS modeling of pre developed site conditions and post developed site conditions. See Section 1.2 of the City Amendments to the 2009 KCSWDM for the use of credits, if applicable. Take special note of Footnote 3 with respect to the full infiltration credit, which cannot be used when providing the post developed site modeling for the proposed development. Permeable pavement receives 50% credit for modeling purposes. Note: If the proposed project does not qualify for the exceptions listed in Section 1.2 of the City Amendments to the 2009 KCSWDM, flow control facilities will be required to be designed in accordance with Chapter 5 of the City Amendments to the 2009 KCSWDM.
- ii. Core Requirement #4 The Drainage Report shall include conveyance analysis for all new and existing conveyance systems in accordance with Section 1.2.4 of the City Amendments to the 2009 KCSWDM.
- iii. Core Requirement #7 The Bond Quantity Worksheet is required to be completed and submitted with the construction permit application.
- iv. Core Requirement #8 Provide area calculations of all new and replaced Pollution Generating Impervious Surface (PGIS). This includes permeable pavement and the driveways of each lot. If the proposed PGIS reaches 5,000 square feet, water quality will be required to be provided for the site.
- v. Special Requirement #6 Applicant shall include discussion of special requirement #6 in the final drainage report. SR #6 relates to the aquifer protection areas, which is applicable to this site.
- vi. Permeable pavements shall not be placed on slopes steeper than 10% as outlined in Section C.2.3.1 of the 2009 KCSWDM. As designed, the proposal places permeable pavement at an 11% slope.
- 3. Runoff from the existing site includes one single family residence where no stormwater infrastructure currently exists on site. Runoff from the site discharges through two different threshold discharge areas (TDAs). The primary TDA sheet flows northeast into a public catch basin in Aberdeen Ave NE and through a series of pipes and detention facilities until it outfalls into May Creek, and ultimately Lake Washington. The secondary TDA sheet flows from the site at the north and northwest property limits into NE 26th Place and is then conveyed to a detention facility where it converges with the primary TDA and ultimately discharges into Lake Washington.
- 4. A geotechnical report, dated March 7, 2016, completed by Earth Solutions NW, LLC for the site has been provided. The report discusses the soil and groundwater characteristics of the site and provides recommendations for project design and construction. Geotechnical recommendations presented in this report support the use of full infiltration for the site. The soil conditions of the site consisted of slightly gravelly to extremely gravelly course sand. In situ infiltration testing was completed at two test pits, which returned an infiltration rate of 20 inches per hour for the lots and an infiltration rate of 1.5 inches per hour for design of the permeable pavement proposed for the shared access driveway.

#### Staff Comments:

- The design infiltration rate for the site shall be analyzed in accordance with Section 5.4 of the 2009 KCSWDM and the City Amendments to The Manual.
- No downstream flooding or erosion issues were identified in the drainage report.

#### **TRANSPORTATION**

1. The proposed development fronts Aberdeen Ave NE along the east property lines. Aberdeen Ave NE is classified as a Collector

Ran: August 22, 2016 Page 2 of 8

## LUA16-000330



## PLAN - Planning Review - Land Use

Version 1 | June 30, 2016

#### **Engineering Review Comments**

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

Arterial Road. Existing right of way (ROW) width is approximately 60 feet. To meet the City's complete street standards for collector arterial streets, minimum right of way width is 83 feet. Dedication of 11.5 feet of right of way would be required. However, the City's transportation group has determined and will support a lesser standard to match the established standard street section for Aberdeen Ave NE. The City established standard street section for Aberdeen Ave NE, which shall be installed by the developer as part of the proposed development, will allow a pavement width of 32 feet (16 feet from centerline), 8 foot planting strip, 5 foot sidewalk, 1 foot clearance at back of walk and 0.5 foot curb. This recommendation results in a total right of way width of 60 feet, requiring no ROW dedication.

#### Staff Comments:

- i. The site plan will need to be revised to include the updated pavement width as follows:
- 1. (1) 10 foot travel lane from centerline
- 2. (1) 6 foot parking lane
- 3. 0.5 foot curb
- 4. 8 foot planter strip
- 5. 5 foot sidewalk
- 6. 0.5 foot clearance behind sidewalk
- 2. Access to each of the lots may be granted via the proposed shared driveway provided the shared driveway meets requirements for emergency services access and must provide a turnaround in compliance with City code 4 6 060I.
- a. Emergency access is required within 150 feet of all points on the buildings.
- Hammerhead turnaround shall have a design approved by the Administrator and Fire and Emergency Services.
- c. The requirement for a hammerhead turnaround may be waived provided that Lot 4 will have and approved fire sprinkler system installed.
- d. The shared driveway is required to have a minimum 20 foot wide paved roadway and shall be constructed to support emergency vehicles.
- e. Joint use driveways must be created upon the common property line of the properties served or through the granting of a permanent access easement when said driveway does not exist upon a common property line.

#### Staff Comments:

- i. The proposal includes installation of fire sprinklers on Lot 1 in lieu of the required hammerhead turnaround. Applicant shall submit a modification request for approval by City of Renton Fire Prevention.
- 3. Refer to City code 4 4 080 regarding driveway regulations.
- a. Driveways shall be designed in accordance with City standard plans 104.1 and 104.2.
- b. Maximum driveway slope is 15%. Driveways which exceed 8% shall provide slotted drains.
- 4. Payment of the transportation impact fee is applicable on the construction of the development at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per dwelling unit for single family homes. The project proposes the addition of 3 new residences. The estimated total fee is \$8,853.51. Traffic impact fees will be owed at the time of building permit issuance. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.
- 5. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.

#### Additional Staff Comments:

- 1. Grading shall be in accordance with RMC 4 4 060.
- 2. Retaining walls shall not exceed 6 feet in height from finished grade.
- Provide profile of all utilities.
- 4. Utility locations in the landscape plans do not match the submitted utility plans. Updated plans will be required for construction permit review and approval.

#### **GENERAL COMMENTS**

- 1. Adequate separation between utilities shall be provided in accordance with code requirements.
- a. 7 ft minimum horizontal and 1 ft vertical separation between storm and other utilities is required with the exception of water lines which require 10 ft horizontal and 1.5 ft vertical.

#### Staff Comments:

- Current utility spacing does not meet this requirement.
- 2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall confirm to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
- 3. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.
- 4. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector.

Ran: August 22, 2016 Page 3 of 8

# LUA16-000330



## PLAN - Planning Review - Land Use

Version 1 | June 30, 2016

#### Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are currently applicable at the rate of \$495.10 per single family unit. Credit will be granted for the retention of the one existing home.

Code Related Comments:

- 1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings.
- 2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Hammerhead type turnaround is required for dead end roads that exceed 150 feet long. Application for a variance to provide fire sprinklers in home on Lot 1 in lieu of a turnaround will be considered.

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## LUA16-000330



### PLAN - Planning Review - Land Use

Version 2 | August 12, 2016

#### **Engineering Review Comments**

Contact: Brianne Bannwarth | 425-430-7299 | bbannwarth@rentonwa.gov

Applicant needs to submit revised Technical Information Report that addresses previous comments in order to complete review. Recommend placing project on Hold.

#### Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are currently applicable at the rate of \$495.10 per single family unit. Credit will be granted for the retention of the one existing home.

Code Related Comments:

- 1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings.
- 2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Hammerhead type turnaround is required for dead end roads that exceed 150 feet long.
- 3. Variance to provide a 16 foot wide fully paved fire apparatus access roadway and not to provide the required turnaround has been approved with the condition that all three new homes on this short plat with be equipped with approved residential fire sprinkler systems.

#### **Planning Review Comments**

Contact: Clark Close | 425-430-7289 | cclose@rentonwa.gov

As a result of revisions made through Lot Line Adjustment (LUA16 000331) and approval from the Renton Fire Authority to construct a 16 foot wide shared driveway without a turnaround, please provide 3 copies of a fully dimensioned preliminary short plat plan prepared by a State of Washington registered professional land surveyor in accordance with RCW 18.43.020.

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## LUA16-000330



### PLAN - Planning Review - Land Use

Version 3 | August 22, 2016

#### **Engineering Review Comments**

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

#### **RESOLVED:**

Applicant needs to submit revised Technical Information Report that addresses previous comments in order to complete review. Recommend placing project on Hold.

Recommendations: I have reviewed the application for the Finley Short Plat at 2525 Aberdeen Ave NE (APN('s) 3343902000) and have the following comments:

#### **EXISTING CONDITIONS**

Water Water service is provided by the City of Renton.

Sewer Wastewater service is provided by the City of Renton.

Storm The existing properties do not contain stormwater facilities. There are stormwater mains located in Aberdeen Ave NE.

#### CODE REQUIREMENTS

#### WATER

- 1. The proposed water main improvements as shown on the composite utilities civil plan submitted with the Land Use Application within the site provides the required 8 inch extension to the fire hydrant at the proposed shared drivway and extension of the required 6 inch water main extension into the development, connecting to the existing 16 inch water main located in Aberdeen Ave NE.
- 2. Each lot shall have a separate meter. The project proposes a 1 inch water service line and meter to each lot, for a total of three (3) new domestic water service lines and meters.
- 3. The development is subject to applicable water system development charges and meter installation fees based on the size of the water meters.
- I. Water system development charges for each proposed 1 inch domestic water service is \$3,245.00 per meter or \$9,735.00 for (3) 1 inch meters. This is payable at construction permit issuance.
- 4. Water service installation charges for each proposed 1 inch water service is \$2,850.00 per meter. The total water service installation fee is \$8,550.00 for (3) 1 inch meters. This is payable at construction permit issuance.
- 5. Drop in meter fee is \$460.00 per meter. The total water drop in meter fee is \$1,380.00 for (3) 1 inch meters. This is payable at issuance of the building permit.
- 6. Additional water system development charges and water meter charges will apply if a landscape irrigation meter is required and is based on the size of the meter.

#### **SEWER**

- 1. There is an 8 inch sanitary sewer main in Aberdeen Ave NE. The applicant has proposed an 8 inch extension from the sanitary sewer main in Aberdeen Ave NE to provide sanitary sewer service to each of the internal lots.
- The development is proposing connection of 3 new single family residences.
- 3. The development is subject to applicable wastewater system development charges based on the size of the new domestic water to serve the project.
- I. SDC fee for a 1 inch meter is \$2,242.00 per meter. The total fee is \$6,726.00 for (3) 1 inch meters. This is payable at construction permit issuance.
- 4. The development is in the East Kennydale and Aberdeen Ave NE Special Assessment Districts (SADs).
- The SAD fee for the East Kennydale SAD is \$666.88 for each additional lot. The total SAD fee for the East Kennydale SAD is \$2000.64 for (3) new lots.
- II. The SAD fee for the Aberdeen Ave NE SAD is \$8,660.03 per base lot. A portion of this fee has been paid by the existing property owner. The balance owing for the base lot is \$3,498.71. This fee does not apply to any of the additional lots.
- III. The total of all SAD fees is \$5,499.35. This is payable at construction permit issuance.

#### SURFACE WATER

- 1. A surface water development fee of \$1,485.00 per new single family residence will apply. The project proposes the addition of 3 new residences. The estimated total fee is \$4,455.00. This is subject to final design and payable at construction permit issuance.
- 2. A drainage report, dated March 11, 2016, was submitted by Encompass Engineering & Surveying with the site plan application. Based on the City of Renton's flow control map, this site falls within the Flow Control Duration Standard for Forested Site Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core requirements and five of the six special requirements have been discussed in the provided drainage report.

#### Staff Comments:

i. Core Requirement #7 - The Bond Quantity Worksheet is required to be completed and submitted with the construction permit

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## LUA16-000330



Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

## PLAN - Planning Review - Land Use

Version 3 | August 22, 2016

#### **Engineering Review Comments**

application.

- ii. Special Requirement #6 Applicant shall include discussion of special requirement #6 in the final drainage report. SR #6 relates to the aquifer protection areas, which is applicable to this site.
- 3. Runoff from the existing site includes one single family residence where no stormwater infrastructure currently exists on site. Runoff from the site discharges through two different threshold discharge areas (TDAs). The primary TDA sheet flows northeast into a public catch basin in Aberdeen Ave NE and through a series of pipes and detention facilities until it outfalls into May Creek, and ultimately Lake Washington. The secondary TDA sheet flows from the site at the north and northwest property limits into NE 26th Place and is then conveyed to a detention facility where it converges with the primary TDA and ultimately discharges into Lake Washington.
- 4. A geotechnical report, dated March 7, 2016, completed by Earth Solutions NW, LLC for the site has been provided. The report discusses the soil and groundwater characteristics of the site and provides recommendations for project design and construction. Geotechnical recommendations presented in this report support the use of full infiltration for the site. The soil conditions of the site consisted of slightly gravelly to extremely gravelly course sand. In situ infiltration testing was completed at two test pits, which returned an infiltration rate of 20 inches per hour for the lots and an infiltration rate of 1.5 inches per hour for the shared access driveway.
- 5. The applicant has proposed the use of small infiltration basins on each lot to mitigate the added impervious surface created by this development.

#### Staff Comments:

- The design infiltration rate for the site shall be analyzed in accordance with Section 5.4.1 of the 2009 KCSWDM and the City Amendments to The Manual.
- ii. As the proposal is utilizing full infiltration, the conveyance system to the public drainage system should be removed. As designed it is unclear how the surfacewater would enter the infiltration basins prior to discharging to the public system. See Section 5.4.1 for criteria to waive the overflow requirement for infiltration facilities.
- No downstream flooding or erosion issues were identified in the drainage report.

#### **TRANSPORTATION**

- 1. The proposed development fronts Aberdeen Ave NE along the east property lines. Aberdeen Ave NE is classified as a Collector Arterial Road. Existing right of way (ROW) width is approximately 60 feet. To meet the City's complete street standards for collector arterial streets, minimum right of way width is 83 feet. Dedication of 11.5 feet of right of way would be required. However, the City's transportation group has determined and will support a lesser standard to match the established standard street section for Aberdeen Ave NE. The City established standard street section for Aberdeen Ave NE, which shall be installed by the developer as part of the proposed development, will allow a pavement width of 32 feet (16 feet from centerline), 8 foot planting strip, 5 foot sidewalk, 1 foot clearance at back of walk and 0.5 foot curb. This recommendation results in a total right of way width of 60 feet, requiring no ROW dedication.
- 2. Access to each of the lots may be granted via the proposed shared driveway provided the shared driveway meets requirements for emergency services access and must provide a turnaround in compliance with City code 4 6 060I.
- a. Emergency access is required within 150 feet of all points on the buildings.
- b. Hammerhead turnaround shall have a design approved by the Administrator and Fire and Emergency Services.
- c. The requirement for a hammerhead turnaround may be waived provided that Lot 4 will have and approved fire sprinkler system installed.
- d. The shared driveway is required to have a minimum 20 foot wide paved roadway and shall be constructed to support emergency vehicles.
- e. Joint use driveways must be created upon the common property line of the properties served or through the granting of a permanent access easement when said driveway does not exist upon a common property line.

#### Staff Comments:

- i. The proposal includes installation of fire sprinklers on Lot 1 in lieu of the required hammerhead turnaround.
- 3. Refer to City code 4 4 080 regarding driveway regulations.
- a. Driveways shall be designed in accordance with City standard plans 104.1 and 104.2.
- Maximum driveway slope is 15%. Driveways which exceed 8% shall provide slotted drains.
- 4. Payment of the transportation impact fee is applicable on the construction of the development at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per dwelling unit for single family homes. The project proposes the addition of 3 new residences. The estimated total fee is \$8,853.51. Traffic impact fees will be owed at the time of building permit issuance. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.
- 5. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.

#### Additional Staff Comments:

- 1. Grading shall be in accordance with RMC 4 4 060.
- 2. Retaining walls shall not exceed 6 feet in height from finished grade.

Ran: August 22, 2016 Page 7 of 8

## LUA16-000330



Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

### PLAN - Planning Review - Land Use

Version 3 | August 22, 2016

#### **Engineering Review Comments**

- Provide profile of all utilities.
- 4. Utility locations in the landscape plans do not match the submitted utility plans. Updated plans will be required for construction permit review and approval.

#### **GENERAL COMMENTS**

- 1. Adequate separation between utilities shall be provided in accordance with code requirements.
- a. 7 ft minimum horizontal and 1 ft vertical separation between storm and other utilities is required with the exception of water lines which require 10 ft horizontal and 1.5 ft vertical.

#### Staff Comments:

- i. Current utility spacing does not meet this requirement.
- 2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall confirm to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
- 3. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.
- 4. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector.

#### **Planning Review Comments**

#### Contact: Clark Close | 425-430-7289 | cclose@rentonwa.gov

#### **RESOLVED:**

As a result of revisions made through Lot Line Adjustment (LUA16 000331) and approval from the Renton Fire Authority to construct a 16 foot wide shared driveway without a turnaround, please provide 3 copies of a fully dimensioned preliminary short plat plan prepared by a State of Washington registered professional land surveyor in accordance with RCW 18.43.020.

Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.

- 2. New single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
- 3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
- 4. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
- 5. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.
- 6. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

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